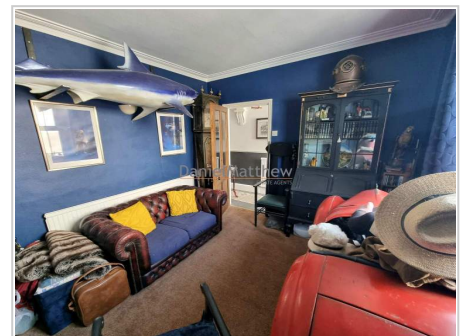


30 Cefn Glas Road  
Bridgend  
Bridgend  
CF31 4PG

£199,950



- 1800'S SEMI DETACHED PROPERTY
- SET OVER THREE FLOORS
- TWO RECEPTION ROOMS
- INCREDIBLE VIEWS OVERLOOKING COUNTRYVIEWS
- BATHROOM & SHOWER ROOM
- BEAUTIFUL TIERED REAR GARDEN
- GARAGE
- THREE BEDROOMS
- CLOSE TO LOCAL AMENITIES, SHOPS & M4 CORRIDOR
- CALL TODAY TO VIEW ON 01656 750764

**Ref: PRA10947**

Viewing Instructions: Strictly By Appointment Only

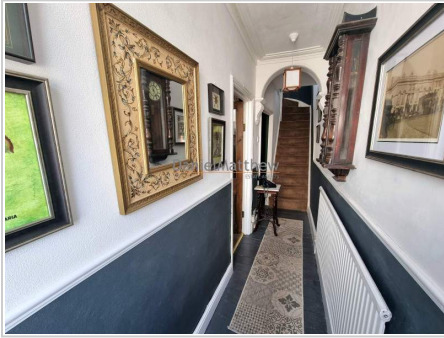
## General Description

\*\*\* BEAUTIFULLY PRESENTED 1800'S SEMI DETACHED PROPERTY \*\*\* Daniel Matthew Estate Agents are pleased to offer to the market this generously sized 1800's three bedroom semi detached property, within close proximity to Bridgend Town Centre and sought after Newcastle Hill location. This unique property is set over three floors, property comprises to the ground floor, hallway, two reception rooms and kitchen. To the first floor two bedrooms and family bathroom. To the lower level the property comprises a bedroom which can also be used as a reception rooms, office/ playroom, utility room, inner hallway and shower room. Further benefits are garage, tiered rear garden with outstanding views, storage underneath the garage. Viewings are highly recommended to appreciate the size of this property. Call a member of our team today on 01656 750764.

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## Accommodation

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### Entrance Hallway

Enter via UPVC double glazed obscured door leading into entrance hallway, papered ceiling with coving, papered walls with dado rail, tiled flooring, radiator, staircase leading to first floor, doors leading into;-



### Lounge (10' 11.1" x 9' 9.72" ) or (3.33m x 2.99m)

UPVC double glazed window to front aspect, papered ceiling with coving, papered walls, fitted carpet, feature electric fire place with surround, radiator.



### Dining Room (11' 4" x 10' 8") or (3.45m x 3.26m)

Wooden French doors leading to kitchen, plain ceiling with coving, papered walls, original painted floorboards, radiator, feature fireplace, door leading to lower ground level.



### Kitchen (15' 0" x 5' 7") or (4.57m x 1.70m)

Two UPVC double glazed windows to rear aspect with outstanding countryside views, Two velux windows to rear aspect, plain ceiling, plain walls, vinyl flooring, a range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer, electric cooker with four ring gas hob to remain, washing machine and under counter fridge to remain, area for table and chairs.

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## First Floor Landing

UPVC double glazed window to rear aspect, papered ceiling with coving, papered walls with dado rail, fitted carpet, loft access, doors leading into;-



## Bathroom

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls, panelled tiled walls, vinyl flooring, three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap and mains over head shower, radiator.



## Bedroom One (12' 3.64" x 8' 8.33" ) or (3.75m x 2.65m)

UPVC double glazed window to front aspect, papered ceiling with coving, papered walls, fitted carpet, radiator.



## Bedroom Two (8' 10" x 8' 8") or (2.70m x 2.64m)

UPVC double glazed window to rear aspect, papered ceiling with coving, papered walls, fitted carpet, radiator.



## Reception Room/Bedroom (11' 0.68" x 10' 8.35" ) or (3.37m x 3.26m)

Wooden obscured window to rear, door leading into utility room, textured ceiling with coving, plain walls, vinyl flooring, radiator, ideal room which can be used as a bedroom, reception rooms, office.



## Utility Room

UPVC double glazed window to rear aspect, plain ceiling with coving, plain walls, vinyl flooring, a range of matching wall and base unit with complimentary work surfaces, stainless steel sink with drainer and taps, space for under counter freezer, door leading into inner hallway.



## Inner Hallway

Wooden obscured door leading to beautiful tiered garden with outstanding views, Obscured door leading to shower room, plain ceiling with coving, partially plain and tiled walls, vinyl flooring, radiator.



## Shower Room

Window to rear aspect, plain walls, tiled splashback, three piece suite comprising low level WC, floating wash hand basin and shower cubicle with mains over head shower.

## Garage

Up and over door, no electric or power.



## Outside

Front - Wall boundary, path to the front, parking space in front of garage.

Rear - Split over three levels, a beautiful rear garden with breath-taking views, fenced boundaries, steps leading up to front of the property, storage located underneath the garage. Patio area, steps leading down to a second patio and, and to the rear of the garden is laid to lawn, with mature shrubs and plants.

## Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

EPC Rating: E50

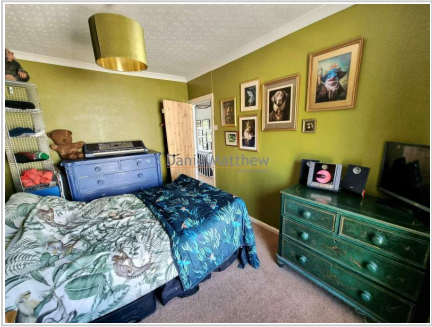
## Tenure

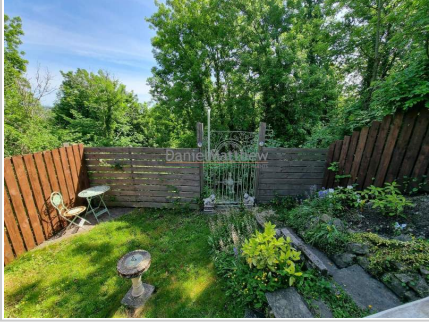
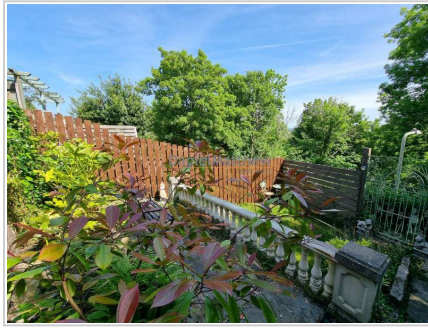
We are informed that the tenure is Freehold



Council Tax

Band C





*Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.*