

9 Philip Avenue
Bridgend
CF31 4DH

£199,950



- SEMI DETACHED PROPERTY
 - IDEAL FAMILY HOME, WELL PRESENTED THROUGHOUT
 - SPACIOUS OPEN PLAN LOUNGE/DINING ROOM
 - THREE BEDROOMS
 - FAMILY BATHROOM
 - IDEAL FOR FIRST TIME BUYERS
 - WALKING DISTANCE TO BRIDGEND TOWN CENTRE
 - DRIVEWAY TO FRONT & ENCLOSED REAR GARDEN
 - NEWLY FITTED DOUBLE GLAZING AND LOG BURNER
 - PROPERTY IS NOT TO BE MISSED, CALL OUR TEAM TODAY ON 01656 750764
- Ref: PRA10954**



Viewing Instructions: Strictly By Appointment Only

General Description

*** THREE BEDROOM SEMI DETACHED, PERFECT FOR FIRST TIME BUYERS *** Daniel Matthew Estate Agents are pleased to offer to the market this beautifully presented three bedroom semi detached property ideally located close to Bridgend Town Centre offering local amenities, easy public transport routes, and close to M4 corridor. Boasting from a welcoming hallway, kitchen and spacious open plan lounge/diner with a recently fitted log burner creating a warm and inviting atmosphere. To the first floor the property benefits from three bedrooms and family bathroom. The modern layout is complimented by newly fitted double-glazed windows, doors and stylish bi-folding doors opening to rear garden. To the front of the property there is a driveway offering parking for two/three vehicles. This property offers a perfect blend of comfort and convenience in a sought-after location. Viewing's are recommended, please contact a member of our team on 01656 750764.

Accommodation



Hallway

Enter via newly fitted UPVC double glazed obscured door leading into welcoming hallway, plain ceiling, plain walls, laminate flooring, radiator, staircase leading to first floor, under stairs storage comprising electric consumer unit and meter boxes, doors leading into;-



Kitchen (11' 10" x 7' 4") or (3.61m x 2.24m)

Newly fitted UPVC double glazed window to rear aspect, UPVC double glazed obscured door leading to side pathway leading to front or rear access. Plain ceiling, plain walls, tiled splashback, a range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer and tap, integrated electric oven and four ring gas hob, extractor fan, plumbing for washing machine and slimline dishwasher, space for under counter fridge and freezer, wall mounted boiler fitted approx 2015.



Lounge/Diner (20' 5" x 12' 0") or (6.22m x 3.65m)

Newly fitted UPVC double glazed window to front aspect, and bi-folding doors to rear, plain ceiling, plain walls, laminate flooring, log burner fitted in less than 12 months, two wall mounted column radiators.



Landing

Newly fitted UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet to staircase, laminate flooring to landing, loft access, doors leading into;-



Bedroom One (11' 8" Max x 11' 3") or (3.56m Max x 3.44m)

Newly fitted UPVC double glazed window to rear aspect, textured ceiling, papered walls, grey wood effect laminate flooring, radiator.



Bedroom Two (12' 2" x 8' 11") or (3.70m x 2.71m)

Newly fitted UPVC double glazed window to front aspect, plain ceiling, plain walls, grey wood effect laminate flooring, radiator.



Bedroom Three (8' 9" x 7' 9") or (2.67m x 2.36m)

Newly fitted UPVC double glazed window to rear aspect, textured ceiling, papered walls, laminate flooring, radiator.



Bathroom (8' 4" x 4' 5") or (2.55m x 1.34m)

Two Newly fitted UPVC double glazed window to side aspect, plain ceiling, tiled walls, tiled flooring, three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with tap and electric shower, chrome heated towel rail, extractor fan.



Outside

Front - Recently tarmac driveway for two/three vehicles. Steps leading up to front door.

Side - Paved patio leading to rear garden.

Rear - Patio area, with cat sanctuary. Brick built storage area with electric. Steps leading up to mature laid to lawn area with mature plants/shrubs. A relaxing garden perfect for hosting for family and friends.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

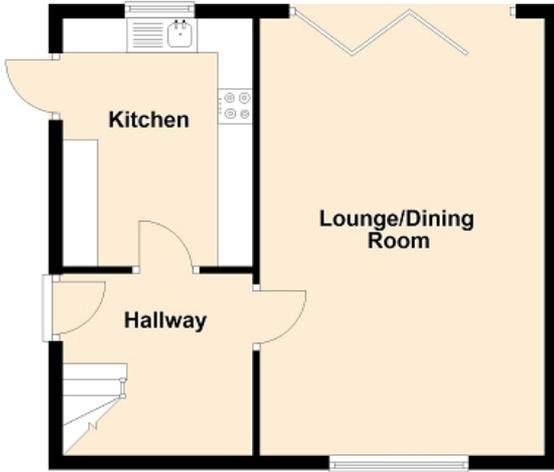
We are informed that the tenure is Not Specified

Council Tax

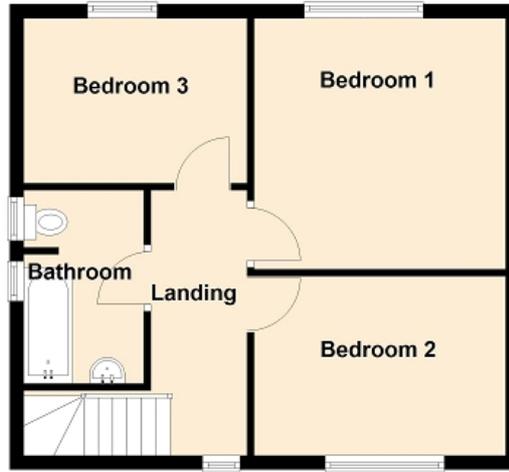
Band B



Ground Floor



First Floor



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.