

18 Park View
Bryntirion,
Bridgend
Bridgend County
CF31 4EL

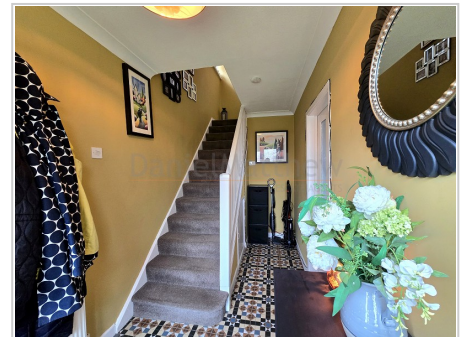
£225,000



- Three Bedroom Semi Detached
- Spacious Lounge / Diner
- Kitchen Plus Utility Room
- Downstairs Cloakroom / WC
- Conservatory
- Family Shower Room
- Garden with Large Concrete Shed & Rear Access
- Pleasant Outlook Onto a Public Open Space
- Close Proximity To Bridgend Town & Train Station
- Viewing Recommended

Ref: PRA11015

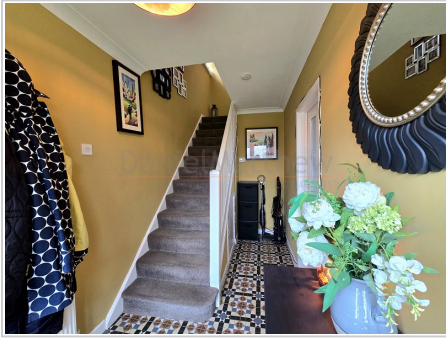
Viewing Instructions: Strictly By Appointment Only



General Description

SPACIOUS THREE BEDROOM EXTENDED SEMI DETACHED PROPERTY WITH CONSERVATORY We are pleased to offer for sale this lovely three bedroom semi detached property which is ideal for a family in a great location for amenities, schools and playing fields. The property benefits from a spacious lounge / dining room, refurbished kitchen plus utility room, cloakroom/WC and conservatory. To the first floor there are three bedrooms plus a family shower room. The rear garden is nicely laid out and low maintenance with access via a gate to the rear. The property is located opposite a public open space which gives a lovely outlook and is ideally located for the M4 motorway at junctions 35 & 36 and the A48. The Town Centre with all its facilities and amenities including the mainline train station is within walking distance or approximately five minutes drive. To view this property call Daniel Matthew on 01656 750764

Accommodation



Hallway

Enter via UPVC front door into hallway. Papered and coved ceiling with emulsioned walls. Carpeted staircase off to the first floor. Under stairs storage cupboard. Ceramic tiled floor.



Lounge (11' 7" x 9' 6") or (3.54m x 2.89m)

A spacious lounge with through dining room which benefits from excellent natural light. The lounge area is situated to the front with a large UPVC double glazed window with blinds to remain. Radiator. Papered and coved ceiling and laminate flooring. Continues through into dining area.



Dining Room (12' 6" x 12' 4") or (3.82m x 3.76m)

Following through from the lounge. Papered and coved ceiling with laminate flooring. Radiator. Door to utility room. Opening into the conservatory.



Conservatory (9' 10" x 7' 4") or (3.0m x 2.23m)

A white UPVC double glazed conservatory, blinds to remain with a solid ceiling with down lights. Ceramic tiled floor. Radiator. French doors out onto the garden.



Utility Room (9' 5" x 6' 2") or (2.88m x 1.89m)

UPVC double glazed window to rear. Skimmed walls and ceiling with coving. Radiator. Space for large fridge / freezer. Work surface with plumbing for washing machine and space for tumble dryer. Under stairs storage cupboard. Archway into kitchen area.

Inner Hallway

Follows through from the utility room. Ceramic tiled floor. Leads to kitchen. Door to cloakroom/WC. UPVC double glazed door to front.



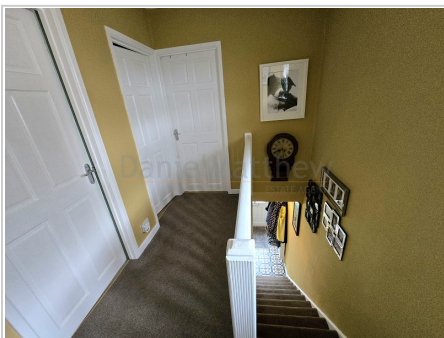
Kitchen (10' 8" x 8' 4") or (3.26m x 2.54m)

A fully fitted nicely presented kitchen which includes a range of wall and base units to include inset draws and integrated electric hob and oven. Plumbing for dishwasher. Sink unit and mixer tap with UPVC double glazed window above looking out onto the garden. Skimmed walls and ceiling with ceramic tiled flooring. Door leading to rear garden.



Cloakroom/w.c (5' 1" x 2' 9") or (1.55m x 0.85m)

White WC with skimmed walls and ceiling. Ceramic tiled floor. Obscure UPVC double glazed window to front.



Landing

Carpeted landing. Access to the loft (no ladder) UPVC double glazed window. Doors off to all first floor rooms.



Bedroom One (12' 5" x 11' 9") or (3.78m x 3.57m)

Situated to the rear of the property over looking the garden. UPVC double glazed window with blinds to remain and radiator under. Built in wardrobes. Down lights. Fitted carpets.



Bedroom Two (11' 3" x 9' 8") or (3.44m x 2.94m)

Situated to the front of the property with a pleasant outlook over a public open space area. UPVC double glazed window with blinds to remain and radiator under. Centre light and fan. Fitted carpets.



Bedroom Three (9' 3" x 8' 0") or (2.81m x 2.44m)

Situated to the front of the property with a pleasant outlook over a public open space area. UPVC double glazed window with blinds to remain and radiator under. Centre light and fan. Fitted carpets.



Shower Room (6' 3" x 5' 3") or (1.90m x 1.60m)

Three piece suite in white which includes a WC and wash hand basin built into a vanity unit and cubicle shower. Tiling and respatex to the walls. Ceramic tiles floor. Vertical heated towel rail. Obscure UPVC double glazed window. Down lights.



Garden

Fully enclosed low maintenance rear garden which includes a large patio area and artificial turf. Access via a gate to the rear. Door leading to large concrete storage building.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D65

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C



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.