DanielMatthew
ESTATE AGENTS

Maes Brynach, Brynmenyn, Bridgend. CF32 9PT

185,000











- Two Bedroom end terrace on a exceptional plot
- Rear Parking with gate access
- Two double bedrooms
- Bathroom
- Open plan kitchen/living area
- WC
- Front, rear and side garden
- Four years on the NHBC
- Close to loc al amenities, schools , M4 and Bryngarw Park

Ref: PRA10465

Viewing Instructions: Strictly By Appointment Only

General Description

"Exceptional Plot with very generous rear parking " Daniel Matthew Estate Agents are pleased to offer for sale this very well presented two double bedroom end terrace property. It is situated in a quiet cul-de-sac location with generous gated off road rear parking . This is a perfect home for a first time buyer or investment buy. The property comprises of an entrance hall, cloakroom, open plan loving kitchen/ lounge living space with french doors over looking the garden. To the first floor there are two double bedrooms and a bathroom. The garden has been landscaped with a patio, laid to lawn and shed , side access to a further part of the side and front garden with exceptional parking. The property benefits from approximately 4 years left of the NHBC warranty and within close proximity to Junction 36 of the M4, local school, shops, amenities and Bryngarw Country Park. Chain Free. Call 01656 750764 to arrange a viewing.

Accommodation



Entrance Hallway

Enter via the front door into the hallway where there are plain walls, plain ceilings, vinyl flooring, radiator and adequate space for shoe storage and access to the ground floor living space.



Open Plan Kitchen / Lounge (21' 09" x 11' 10") or (6.63m x 3.61m)

UPVC double glazed window to front aspect, UPVC double glazed french doors to rear aspect accessing the garden, plain ceiling, plain walls, tile splashback, boiler in the kitchen, range of wall and base units with complementary worktops, space for fridge/freezer, plumbing for washing machine, integrated oven and gas hob with extractor over, breakfast bar, radiator, under stairs storage and vinyl flooring and access to the downstairs cloakroom.



WC (4' 06" x 2' 06") or (1.37m x 0.76m)

Two piece suite comprising low level WC and pedestal ash hand basin, radiator, plain walls, plain ceiling, radiator and vinyl flooring.



Landing

Bright landing with plain walls, plain ceiling, carpet flooring, attic hatch and access to first floor rooms.



Bedroom One (11' 09" x 7' 05") or (3.58m x 2.26m)

Double bedroom with UPVC double glazed window to rear aspect, plain walls, plain ceiling, carpet flooring and radiator.



Bedroom Two (11' 10" x 7' 05") or (3.61m x 2.26m)

Double bedroom with UPVC double glazed window to rear aspect, plain walls, plain ceiling,storage cupboard, carpet flooring and radiator.



Bathroom (5' 06" x 5' 01") or (1.68m x 1.55m)

Three piece suite with panel bath with glass screen, waterfall thermostatic shower, low level WC and pedestal wash hand basin, UPVC double glazed widow, plain and tile walls, radiator and vinyl flooring.



Parking

Generous rear parking for multiple vehicles with fence boundary and gate access, this is very good parking for a two bedroom home.



Outside

Front - Laid to lawn and path leading to the front door from the side access.

Rear- Fence boundary with side access, landscaped garden with patio and laid to lawn, there is also a side open part to the garden which could easily be incorporated.

Rear Drive- See Parking description.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: 82

Tenure

We are informed that the tenure is Freehold

Length of lease: .

Ground Rent

Service Charge

Council Tax

Band C

Deposit: NOT KNOWN









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.