

The Dell,
Bryncethin,
Bridgend County.
CF32 9BJ

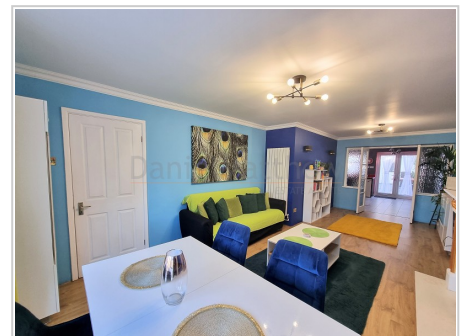
244,950



- Three Bedroom Generous Corner Plot
- Spacious Lounge/Diner
- Family space Kitchen/Diner 17ft x 12ft
- Study with Side UPVC doors
- Porch with spacious entrance hall
- Three Bedrooms
- Bathroom
- Detached Garage
- Garden is very generous with a front, side and rear garden with rear parking.

Ref: PRA10381

Viewing Instructions: Strictly By Appointment Only



General Description

Three Bedroom Semi with No Chain " Daniel Matthew are pleased to offer for sale this delightful three bedroom semi detached home, nestled in a quiet cul-de-sac, close to local amenities and with easy access to the M4. This spacious home is perfect for families. There are two separate reception rooms, a generous kitchen/diner, study/playroom room and lounge/diner too the ground floor. To the first floor three bedrooms and family bathroom. The private well maintained rear garden offers various areas to relax and entertain. The off road parking to the rear with block drive and access to the detached garage. This property is a must to view and comes with NO CHAIN. Call 01656 750764 to arrange an appointment.

Accommodation

Entrance Porch

Enter porch via UPVC double glazed door, UPVC side windows to both side aspects of this lovely porch, tile floor and plain walls.



Entrance Hallway

Generous hallway with access to first floor rooms and ground floor rooms, plain walls and plain ceiling, laminate flooring, radiator and under stairs storage area.



Lounge/Diner (14' 3" x 23' 10") or (4.35m x 7.26m)

Generous kitchen/ diner with a UPVC double glazed window to front aspect and doors to rear access for the kitchen/diner, plain walls, plain ceiling, laminate flooring, radiator and feature fireplace with inset electric fire.



Kitchen/ Diner (17' 07" x 12' 04") or (5.36m x 3.76m)

Ideal family space this kitchen/diner has plenty of room for either a table or sofa, range of wall and base units with complimentary work surface, stainless steel sink and mixer tap, gas hob with extractor over and raised electric oven, space for fridge freezer, space for washing machine and space for a dishwasher / tumble dryer, tile flooring, plain walls with tile splash back, plain ceiling, feature radiator, UP VC french doors to rear access for the garden, UP VC double glazed window and UP VC double glazed door also to rear aspect, door access to playroom/study.

Study (11' 11" x 9' 10") or (3.63m x 3.00m)

UPVC double glazed doors to side aspect, plain walls, plain ceiling, laminate flooring and radiator and this room makes an ideal playroom or study and is overlooking the side garden.



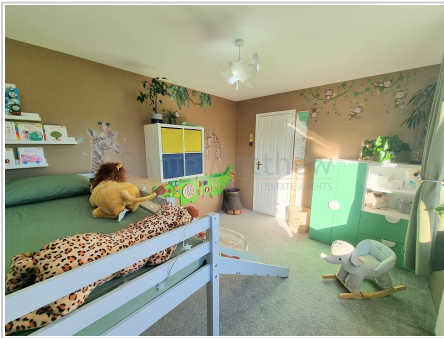
Landing

UPVC double glazed window to side aspect, plain walls, papered ceiling, carpet flooring, storage cupboard, attic hatch and access to all first floor rooms.



Bedroom One (11' 0" x 9' 01") or (3.35m x 2.77m)

Spacious main bedroom with a UPVC double glazed window to front aspect, plain walls, plain ceiling, carpet flooring, radiator and fitted wardrobe.



Bedroom Two (11' 10" x 9' 01") or (3.61m x 2.77m)

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



Bedroom Three (8' 04" x 8' 03") or (2.54m x 2.51m)

UPVC double glazed window to front aspect, plain walls, textured ceiling, carpet flooring and radiator.



Bathroom (5' 05" x 6' 02") or (1.65m x 1.88m)

UPVC double glazed window to rear aspect, vinyl flooring, tile walls, plain ceiling, three piece bathroom suite with panel bath and electric shower over with glass screen, low level wc and pedestal wash hand basin.

Garden

This generous corner plot has a front, side and rear garden, there is wall and hedge boundaries with gate access to the front and double gates to the rear for access of the detached garage and block pave for parking, patio area to the front

with a sweeping side garden with laid to lawn and to the rear accessed from the patio doors there is a large patio area and pagoda and door access to the garage.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: 70

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.