DanielMatthew
ESTATE AGENTS

Chantal Avenue, Pen-Y-Fai, Bridgend

235,000











- Three Bedroom Semi Detached Dormer
- Open Plan Lounge/Diner
- Garden To Front and Rear
- Off Road Parking For Several Vehicles
- No Onward Chain
- Great Location
- Good Transport Links To M4
- Must Be Viewed

Ref: PRA10463

Viewing Instructions:

General Description

Well Presented Three Bedroom Semi Detached Dormer - Daniel Matthew are pleased to offer for sale this lovely family home situated in the quiet yet popular village of Pen Y Fai. Comprising hallway, lounge/diner, kitchen and third bedroom with WC to ground floor. To the first floor two double bedrooms with family bathroom. Further benefits off road parking for several vehicles, garden to front and rear. Offered with No Onward chain. Viewing's are highly recommended on the property, call our team to arrange a viewing 01656 750764.

Accommodation

Entrance

Enter via sliding PVCu double glazed door hallway.

Hallway

Plain ceiling. plain walls. Radiator. Stairs to first floor. Door into storage cupboard with shelving. Fitted carpet, door to ground floor rooms.



Lounge/Diner (28' 10" x 11' 9") or (8.78m x 3.57m)

Plain ceiling, plain walls, Wooden fire surround UPVC double glazed window to front aspect. Radiator. Open plan through into dining area. UPVC double glazed French doors out onto rear garden. Original wood block flooring.



Kitchen (11' 5" x 8' 7") or (3.48m x 2.61m)

Plain ceiling, plain walls with limestone effect tiles to splash back areas. A range of wall and base units in matt effect cream with coordinating wood block roll edge work top surface. Stainless steel single drainer sink unit with mixer tap. Space and plumbing for washing machine. Space for tumble drier. Integrated four ring gas hob with integrated oven. Extractor hood. Door into cupboard housing combination boiler. Space for fridge/freezer. . Wood effect ceramic tiled flooring. UPVC double glazed window overlooking rear garden. UPVC part glazed/part panel door out onto rear garden.

Bedroom Three (10' 0" x 8' 11") or (3.06m x 2.73m)

Plain ceiling. plain walls. Radiator. UPVC double glazed window to side aspect. Fitted carpet. Door to WC.



WC

Plain ceiling, tiled walls. Extractor fan. Two piece suite comprising of low level WC and wash hand basin. Radiator.



Landing

UPVC double glazed window to side aspect, plain ceiling, plain walls, carpet flooring, doors leading to all first floor rooms.



Bedroom One (14' 2" x 13' 7") or (4.31m x 4.14m)

Plain ceiling. Plain walls. UPVC double glazed window to rear aspect benefits from spectacular views. Radiator. Door into walk in wardrobe with shelving and hanging rail. Fitted carpet.



Bedroom Two (14' 2" x 10' 8") or (4.31m x 3.25m)

Plain ceiling. Plain walls. Radiator. UPVC double glazed window to front aspect. Laminate flooring.



Bathroom (6' 8" x 6' 7") or (2.02m x 2.01m)

Fully tiled walls in high gloss white. Three piece suite in white comprising of low level WC, pedestal wash hand basin with chrome taps and panelled bath, hand held shower and foldable shower screen. UPVC obscured double glazed window to side aspect. Heated towel rail.



Outside

The rear garden benefits from being low maintenance and is enclosed and bounded by part brick wall/part panelled fencing. Large raised patio area. Further patio area and decorative stone area. Side access to front of property. Outside tap. The front garden benefits from being low maintenance and is situated on a corner plot with a larger than average drive. Mostly laid to chippings with concrete pathway to front door. Off road parking for several vehicles.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: 66

Tenure

We are informed that the tenure is Freehold

Length of lease: .

Ground Rent

Service Charge

Council Tax

Band D

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.