

7 Parcau Road
Bridgend
Bridgend County
CF31 4TA

£299,950



- Traditional 1940s style 3 bedroom semi-detached property with potential to extend.
- Substantially large rear garden.
- Conveniently located within walking distance of Bridgend Town Centre and Newbridge Fields.
- Off Road Parking For Several Vehicles
- Good Transport Links
- Immaculately Presented Throughout
- Dual Fuel Burners To Both Reception Rooms
- Viewings are Highly Recommended
- Offered With No Onward Chain

Ref: PRA10589

Viewing Instructions: Strictly By Appointment Only



General Description

* Larger Than Average Garden * Daniel Matthew are pleased to offer this well presented three bedroom semi detached family home situated off Park street, Bridgend. Comprising two reception rooms both with dual fuel burners and original parquet flooring, kitchen, utility room, cloakroom. To the first floor three bedrooms and family bathroom. Further benefits off road parking for several vehicles, garage with potting shed. Larger than average rear garden with mature fruit trees. Offered with no onward chain. Viewing are highly recommended, call our team on 01656 750764.

Accommodation



Entrance Hallway

Enter via composite door to hallway, textured ceiling, plain walls, parquet flooring, radiator, understairs storage cupboards, stairs to first floor, doors leading to ground floor rooms.



Dining Room (10' 7" x 13' 3") or (3.23m x 4.05m)

Bay fronted UPVC double glazed window, textured ceiling, plain walls, parquet flooring, radiator, dual fuel burner.



Lounge (11' 6" x 13' 3") or (3.51m x 4.05m)

UPVC double glazed French doors leading to rear garden, textured ceiling, plain walls, parquet flooring, radiator, dual fuel burner with slate hearth.



Kitchen (8' 8" x 6' 9") or (2.64m x 2.06m)

UPVC double glazed window to side aspect. Matching wall and base units with complementary work surface, composite sink/drain, double integrated under counter fridges, integrated hob and oven with extractor hood over, plain ceiling, plain walls with tiled splashback, tiled flooring, door to utility room.



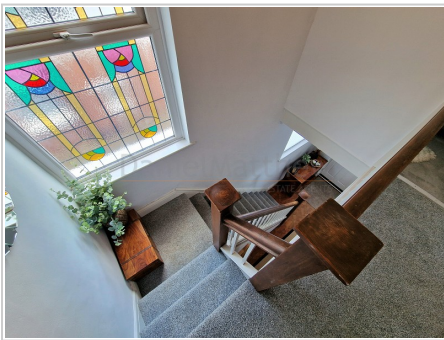
Utility Room

UPVC double glazed door leading to side aspect, wall units, plumbing for washing machine, space for tumble drier, tiled flooring, wall mounted boiler, door to cloakroom.



Cloakroom/w.c

UPVC double glazed obscured window to rear aspect, low level WC, wash hand basin, radiator, tiled flooring.



Landing

Feature UPVC double glazed stained window to side aspect, access to loft, plain walls, carpet flooring, doors leading to all first floor rooms.



Bedroom One (13' 5" x 12' 9") or (4.10m x 3.89m)

UPVC double glazed bay fronted window, textured ceiling, plain walls, carpet flooring, radiator.



Bedroom Two (10' 5" x 12' 9") or (3.17m x 3.89m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls, carpet flooring, fitted wardrobes, radiator.



Bedroom Three (7' 1" x 6' 7") or (2.16m x 2.01m)

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



Bathroom

UPVC double glazed obscured window to rear aspect, plain ceiling, tiled walls, vinyl flooring, low level WC, pedestal wash hand basin, panelled bath with shower over, heated towel rail.



Outside

Front - Paved driveway allowing parking for several vehicles, side access to rear garden, wall boundaries.

Rear - Larger than average garden, containing mature fruit trees and hedges, laid to lawn, patio seating area.

Garage

Electric garage door, power and lighting, to the rear of the garden separate potting shed.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D



DanielMatthew
ESTATE AGENTS

Awaiting Images

danielmatthew.co.uk

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.