

13 Walters Road
Bridgend
Bridgend County
CF31 4HE

£475,000



- Detached Four Bedroom In a desirable location
- Three Reception Rooms
- Downstairs shower room and Upstairs Bathroom
- Spacious Lounge
- Dining Room opening on to conservatory
- Kitchen and separate Utility Area
- Four Bedrooms
- Spacious Attic which is barded and has a light
- Garage with Remote electric door
- Mature Secluded garden and driveway

Ref: PRA10600

Viewing Instructions: Strictly By Appointment Only

General Description

*Must To View * Daniel Matthew are excited to offer for sale this beautiful four bedroom family home situated in a sought after area of Bridgend . Beautifully positioned in Walters Road just off from Park Street, This family home offers an impressive entrance hallway.

Spacious lounge, Kitchen, Utility room, Dining room, Conservatory and Downstairs Shower Room. To the first floor there are Four Bedrooms with a newly fitted family bathroom. Close proximity to Park Street, Newbridge fields and walking distance to Bridgend. Call our team to view this family home which also offers good links to the M4 allowing easy access to Cardiff and Swansea.

Accommodation



Entrance Hallway

Enter via UPVC double glazed door into spacious hallway with plain walls, textured ceiling, radiator, herringbone oak wood flooring, doors leading to all ground floor rooms and understairs storage.



Lounge (18' 1" x 12' 0") or (5.50m x 3.65m)

Spacious lounge with a UPVC double glazed bay window to front aspect, plain walls, radiator, textured ceiling, original herringbone oak wood flooring, oakwood fireplace with marble inset, matching hearth and gas fire.



Dining Room (15' 5" x 11' 10") or (4.70m x 3.60m)

Spacious dining room with plain walls, textured ceiling, original herringbone oak wood flooring, radiator and Dining Room opening onto the conservatory.



Conservatory (12' 10" x 12' 10") or (3.90m x 3.90m)

UPVC double glazed conservatory with UP VC doors to side aspect, laminate flooring, ceiling lights and radiator.



Kitchen (11' 10" x 11' 10") or (3.60m x 3.61m)

UPVC double glazed window to rear and side aspect, range of wall and base units with complimentary worktops, raised electric oven, gas hob with extractor over, stainless steel sink with mixer tap, plain and tile splash back walls, textured ceiling, tile flooring and radiator.



Utility Room (12' 10" x 7' 1") or (3.92m x 2.16m)

UPVC double glazed window and door to side aspect, range of base units with complimentary worktops, stainless steel sink with mixer tap, plain and tile splash back walls, textured ceiling, tile flooring, space for washing machine and space for tumble dryer, spacious storage cupboard.



Downstairs Shower Room (7' 0" x 5' 3") or (2.14m x 1.60m)

UPVC double glazed window to side aspect, tile walls, tile flooring, textured ceiling and a three piece downstairs shower suite comprising a vanity unit with fitted low level WC and wash hand basin, shower enclosure and heated towel rail/radiator.



Landing

Decorative double glazed window and side UPVC double glazed window, plain walls, textured ceiling, carpet flooring, storage cupboard, attic hatch with pull down ladder and the attic is spacious and fully boarded.



Bedroom One (14' 0" x 11' 11") or (4.27m x 3.62m)

UPVC double glazed bay window to front of the property, plain walls, textured ceiling, fitted wardrobes, carpet flooring and radiator.



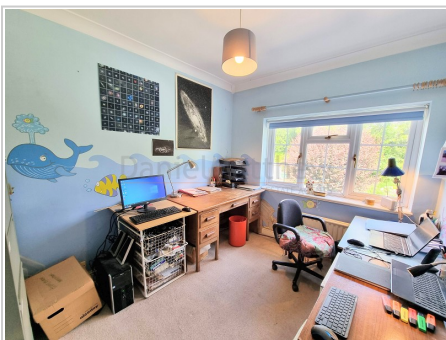
Bedroom Two (11' 10" x 10' 6") or (3.60m x 3.21m)

UPVC double glazed window to rear of the property, plain walls, textured ceiling, carpet flooring and radiator



Bedroom Three (10' 10" x 8' 6") or (3.30m x 2.58m)

UPVC double glazed window to rear of the property, plain walls, textured ceiling, fitted corner cupboard, carpet flooring and radiator



Bedroom Four (11' 10" x 6' 11") or (3.61m x 2.12m)

UPVC double glazed window to rear of the property, plain walls, textured ceiling, carpet flooring and radiator



Bathroom (6' 7" x 6' 5") or (2.0m x 1.96m)

Newly fitted bathroom with UPVC double glazed window, tile walls, vinyl flooring, three piece suite comprising bath with side panel, thermostatic shower with side shower screen, vanity unit wash hand basin and radiator.



Separate WC

UPVC double glazed window to rear aspect, plain and tile walls, low level WC, radiator, vinyl flooring and textured ceiling.



Attic

The attic is spacious and fully boarded with built in lighting.



Garage

Garage with remote electric door, electric and light and rear door accessed from the garden.



Front Of Property

Block drive to garage, graveled area with attractive shrubs, side entrance to utility room.



Garden

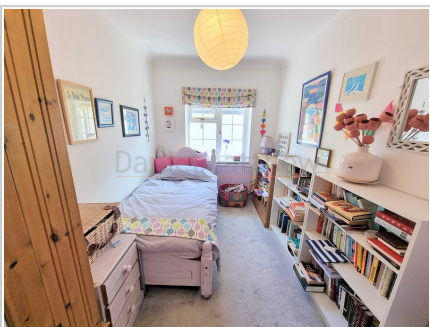
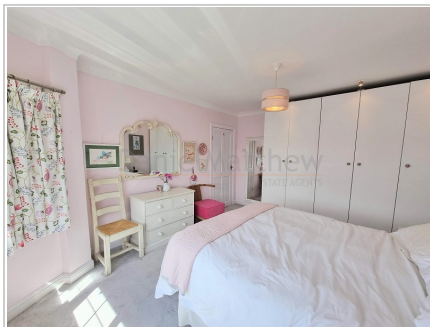
Beautiful Mature secluded garden with patio dining area leading to lawn, mature trees and flower beds.

Services

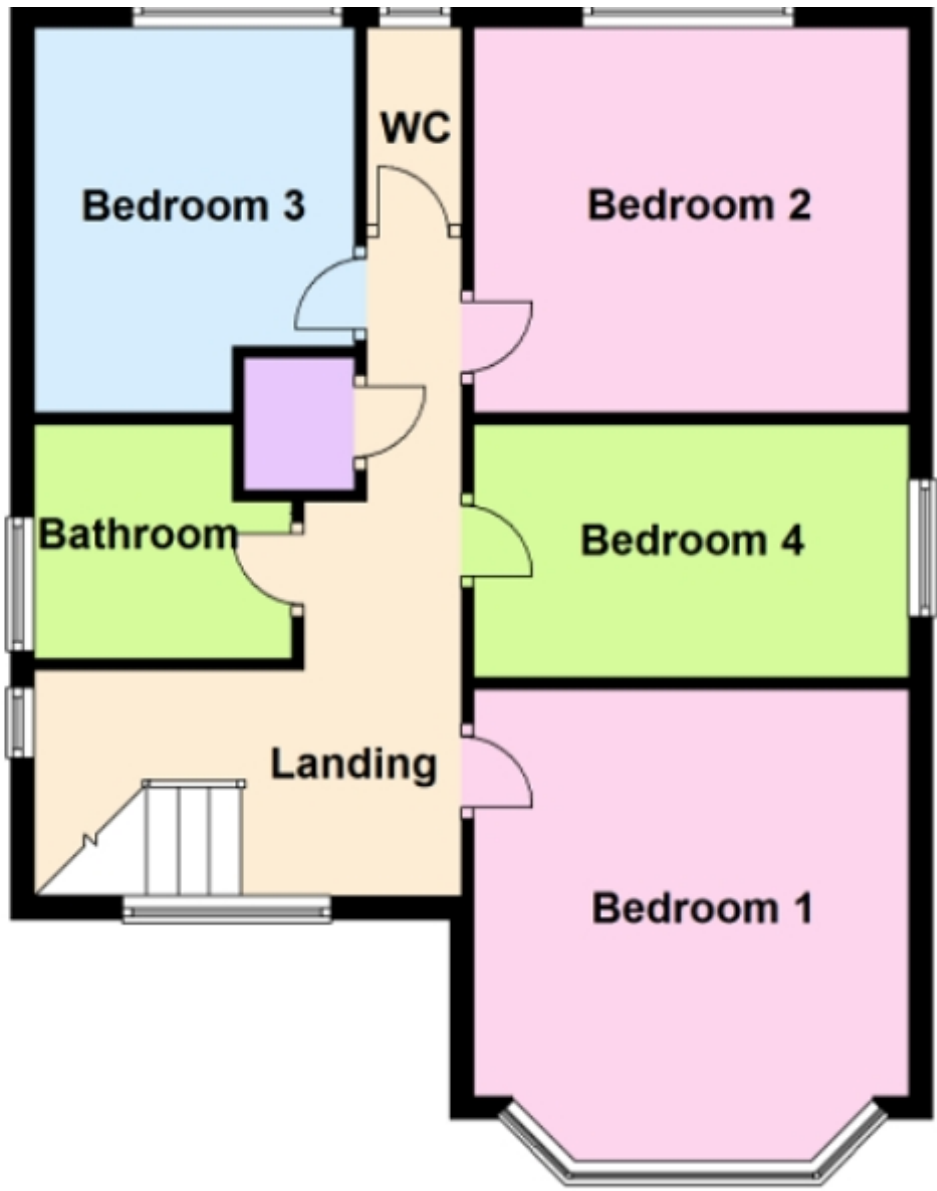
Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold







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.