



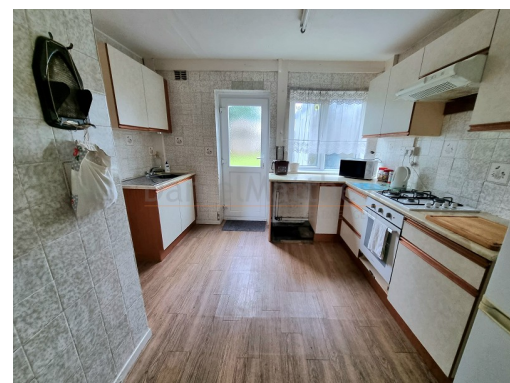
Llangewydd Road, Bridgend, Bridgend County. CF31 4JT

£145,000



Daniel Matthew Estate Agents
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DanielMatthew
ESTATE AGENTS



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Daniel Matthew are pleased to offer for sale this three bedroom semi detached property, situated within close proximity to great school catchment, shops and amenities, the property would make an ideal first time home or investment property. Property comprises to the ground floor, porch, hallway, lounge opening into dining room and kitchen. To the first floor three bedrooms and family bathroom. Further benefits are on street parking, enclosed rear garden, brick built shed with power and lighting. Viewing's are highly recommended, please contact a member of our team on 01656 750764

Entrance Porch (5' 05" x 3' 04") or (1.65m x 1.02m)

Enter via wooden glass paned door into porch, wooden panelled ceiling, vinyl flooring, UPVC double glazed door leading into hallway.

Hallway

UPVC double glazed window to side aspect, plain ceiling, plain walls, fitted carpet, staircase leading to first floor, upstairs storage cupboard, radiator, doors leading into;-

Lounge (13' 05" x 11' 03" Max) or (4.09m x 3.43m Max)

UPVC double glazed window to front aspect, polystyrene tiled ceiling, papered walls with picture rail, fitted carpet, radiator, opening into dining room.

Dining Room (8' 03" x 7' 06") or (2.51m x 2.29m)

UPVC double glazed window to rear aspect, polystyrene tiled ceiling, papered walls with picture rail, fitted carpet, radiator, door leading into kitchen.

Kitchen (11' 02" x 10' 09") or (3.40m x 3.28m)

UPVC double glazed window to rear aspect, UPVC double glazed door leading into rear garden, textured ceiling, tiled walls, vinyl flooring, a range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, space for fridge/freezer, plumbing for washing machine.

Landing

Plain ceiling, loft access, plain walls, fitted carpet, radiator, doors leading into;-

Bathroom (6' 03" x 6' 01") or (1.91m x 1.85m)

UPVC double glazed obscured window to rear aspect, textured ceiling, tiled walls, vinyl flooring, three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap and overhead electric shower, radiator.

Bedroom One (13' 00" Max x 10' 07") or (3.96m Max x 3.23m)

UPVC double glazed window to rear aspect, plain ceiling with coving, plain walls, fitted carpet, radiator, built in wardrobes with one housing combination boiler.

Bedroom Two (10' 05" x 10' 03"Max Max) or (3.18m x 3.12m Max)

UPVC double glazed window to front aspect, plain ceiling, plain wall with papered boarder, fitted carpet, radiator.

Bedroom Three (9' 11" Max x 7' 05") or (3.02m Max x 2.26m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, radiator, over stairs storage cupboard.

Outside

Front - steps leading up to shared pathway leading to front door, laid to lawn.

Rear - Patio area, storage brick shed and outdoor WC, large laid to lawn area with pathway leading to back of the garden, fenced boundaries with mature shrubs and tree.

Services

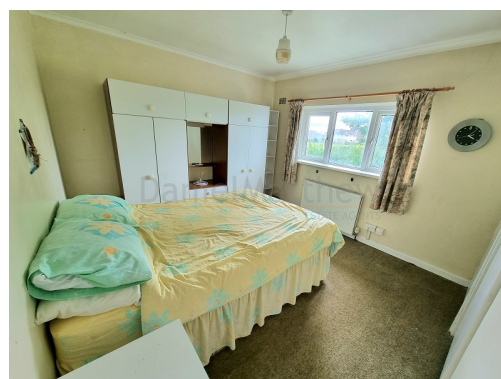
This property has the following services: Mains electricity, mains water, mains gas, mains drainage

Tenure

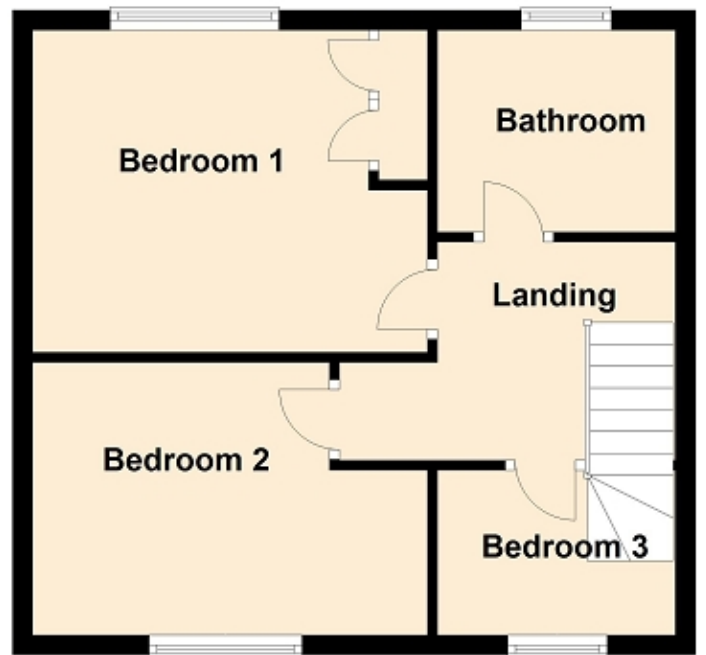
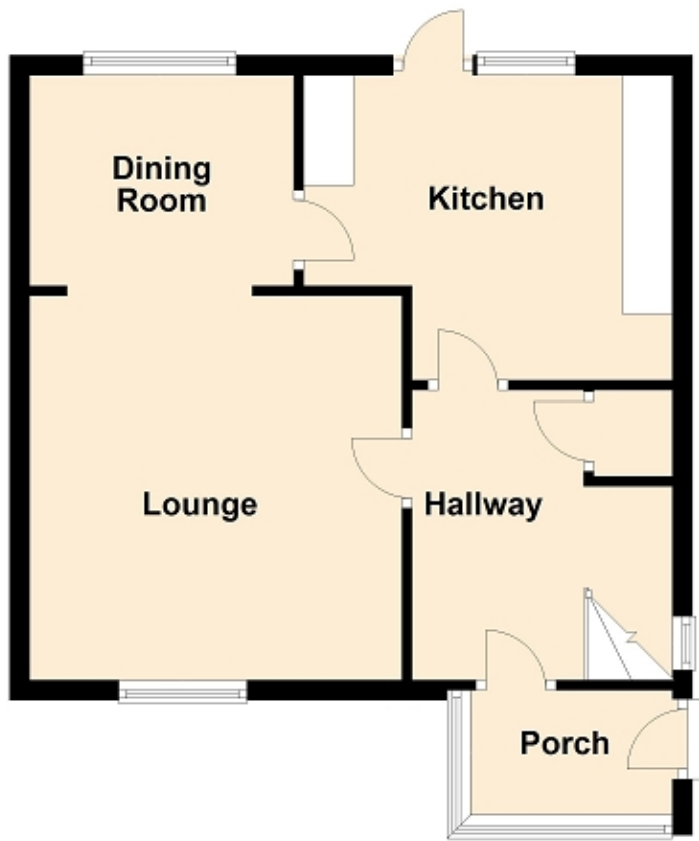
The resale tenure for this property is Freehold


Council Tax

The council tax for this property is band C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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