

16 Marlas Road
Pyle
Bridgend County
CF33 6BA

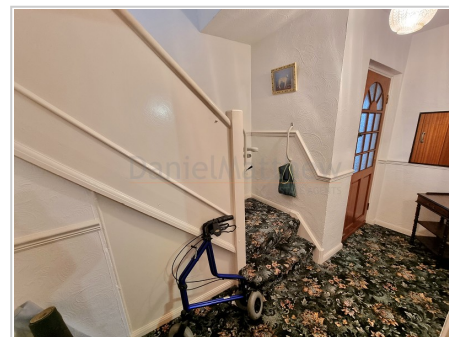
£185,000



- END TERRACE PROPERTY
- THREE BEDROOMS
- NO CHAIN
- DRIVEWAY & GARAGE
- IDEAL FOR FIRST TIME BUYER/INVESTORS
- FRONT & REAR GARDEN
- CLOSE TO M4 CORRIDOR AND TRAIN STATION
- BATHROOM WITH SEPARATE WC
- CLOSE TO LOCAL AMENITIES
- CALL TODAY TO VIEW ON 01656 750764

Ref: PRA10652

Viewing Instructions: Strictly By Appointment Only



General Description

**** IDEAL FOR FIRST TIME BUYERS/INVESTORS **** Daniel Matthew Estate Agents are pleased to offer to sale this three bedroom end of terrace property in need of some modernisation, situated in the popular location of Pyle. Property comprises to the ground floor, porch, hallway, lounge/diner, kitchen with pantry cupboard, inner hallway leading into garage and enclosed rear garden. To the first floor three bedrooms, bathroom with separate WC. Further benefits are front and rear garden, driveway, close to local amenities, train station and M4 corridor. Property is being Sold with no ongoing chain, call today to arrange your viewing on 01656 750764.

Accommodation



Entrance Porch (4' 4" x 3' 8") or (1.31m x 1.11m)

Enter via UPVC double glazed obscured door into porch, UPVC double glazed obscured window to side aspect, plain ceiling, tiled walls, tiled flooring, wooden door leading into hallway.



Hallway

Textured ceiling, papered walls with dado rail, fitted carpet, radiator, staircase leading to first floor, doors leading into;-



Lounge/Diner (23' 3" x 13' 9") or (7.09m x 4.19m)

Two UPVC double glazed window to front and rear aspect, textured ceiling with coving, papered walls with dado rail, fitted carpet, two radiators, gas fire place and brick surround, door leading into;-



Kitchen (11' 7" Max x 10' 1") or (3.52m Max x 3.07m)

Two UPVC double glazed window to rear and side aspect, textured ceiling, papered walls, tiled flooring, a range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for fridge/freezer and electric/gas cooker, extractor fan, radiator, door leading into;-

Pantry (4' 8" x 3' 6") or (1.42m x 1.06m)

UPVC double glazed obscured window to side aspect, plain ceiling, tiled walls, tiled flooring.



Inner Hallway

UPVC double glazed obscured window to side aspect, UPVC double glazed obscured door leading to rear garden, wooden door leading to garage.



Landing

UPVC double glazed window to side aspect, textured ceiling, papered ceiling with dado rail, fitted carpet, loft access, doors leading into;-



Bedroom One (13' 3" x 8' 0" Min) or (4.03m x 2.44m Min)

UPVC double glazed window to front aspect, textured ceiling, papered walls, laminate flooring, radiator, built in fitted wardrobes.



Bedroom Two (10' 3" x 9' 0") or (3.12m x 2.74m)

UPVC double glazed window to rear aspect, textured ceiling with coving, papered walls, fitted carpet, radiator, built in fitted wardrobes.



Bedroom Three (9' 9" x 6' 11") or (2.96m x 2.12m)

Two UPVC double glazed window to front and side aspect, textured ceiling, papered walls, wood effect laminate flooring, radiator, built in wardrobes.



Shower Room (5' 10" x 4' 10") or (1.79m x 1.47m)

UPVC double glazed obscured window to side aspect, plain ceiling with extractor fan, tiled walls, tiled flooring, chrome heated towel rail, floating wash hand basin inset into vanity unit, shower cubicle with electric shower.



Seperate WC (4' 6" x 3' 1") or (1.36m x 0.95m)

UPVC double glazed obscured window to rear aspect, textured ceiling, tiled walls, tiled flooring, low level WC.

Garage



Outside

Front - Brick boundaries, driveway, decorative stone area.

Rear - Brick boundaries, mostly laid to lawn, outdoor storage, pathway leading to rear of the garden, wooden shed, outdoor tap.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B



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.