

176 Oxford Street
Pontycymer
Bridgend County
CF32 8DG

£154,950



- Mid Terrace Property
- Four Bedrooms
- Two Reception Rooms
- Cloakroom
- Mountain Views To Rear
- Front & Rear Garden
- UPVC Double Glazing Throughout
- On Street Parking
- IDEAL FAMILY HOME
- Viewing's Are Highly Recommended, Please Call 01656 750764

Ref: PRA10664

Viewing Instructions: Strictly By Appointment Only

General Description

**** IDEAL FAMILY HOME **** Daniel Matthew Estate Agents are delighted to offer to the market this well presented four bedroom mid terrace property, situated in the heart of Pontycymer. Property comprises to the ground floor, hallway, lounge, dining room, kitchen and cloakroom. To the first floor four bedrooms and family bathroom. Further benefits are landscaped front garden, tiered rear garden, beautiful mountain views to the rear, Property is highly convenient to local amenities including shops, great school catchment, public transport and close to the M4 corridor. Viewing's are highly recommended, please contact a member of our team on 01656 750764.

Accommodation



Entrance Hallway

Enter via UPVC double glazed obscured door into hallway, textured ceiling and coving, plain walls, wood effect laminate flooring, staircase leading to first floor, electric consumer unit, doors leading into;-



Lounge (15' 1" x 12' 10" Max) or (4.59m x 3.91m Max)

UPVC double glazed window to front aspect, textured ceiling and coving, plain walls, wood effect laminate flooring, radiator, gas fire place and surround, door leading into;-



Dining Room (15' 0" x 7' 10") or (4.58m x 2.39m)

UPVC double glazed window to front aspect, textured ceiling with coving, plain walls, wood effect laminate flooring, radiator.

Inner Hallway

Plain ceiling, plain walls, wood effect laminate flooring, understairs storage cupboard, step leading into kitchen.



Kitchen (12' 1" x 9' 3") or (3.69m x 2.83m)

UPVC double glazed window to rear aspect, textured ceiling and coving, plain walls, wood effect laminate flooring, radiator, a range of matching wall and base units with complimentary worksurfaces, one and a half bowl stainless steel sink with drainer and mixer tap, double Neff electric oven and five ring gas hob, extractor fan, space for fridge/freezer, integrated dishwasher and washer/dryer, space for dining table and chairs.



Cloakroom/w.c (6' 0" x 2' 8") or (1.82m x 0.81m)

UPVC double glazed obscured window to side aspect, textured ceiling and coving, tiled walls, wood effect laminate flooring, chrome heated towel rail, two piece white suite comprising low level WC and pedestal wash hand basin.



Landing

Textured ceiling and coving, plain walls, fitted carpet, loft access, doors leading into;-



Bathroom (6' 7" x 6' 2") or (2.01m x 1.87m)

UPVC double glazed obscured window to rear aspect, textured ceiling and coving, tiled walls, vinyl flooring, four piece white suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap, shower cubicle with mains overhead, heated towel rail.



Bedroom One (14' 11" x 9' 4") or (4.55m x 2.84m)

UPVC double glazed window to front aspect, textured ceiling with coving, plain walls, wood effect laminate flooring, radiator, built in storage cupboard housing wall mounted combi boiler.



Bedroom Two (14' 11" x 8' 0") or (4.55m x 2.45m)

UPVC double glazed window to front aspect, textured ceiling with coving, plain walls, wood effect laminate flooring, radiator, built in wardrobes.



Bedroom Three (9' 3" x 8' 4") or (2.83m x 2.55m)

UPVC double glazed window to rear aspect, textured ceiling with coving, plain walls, wood effect laminate flooring, radiator.



Bedroom Four (7' 6" x 6' 1") or (2.29m x 1.85m)

UPVC double glazed window to front aspect, textured ceiling with coving, plain walls, fitted carpet, radiator.



Outside

Front - Steps leading up to front door, landscaped front garden offering two patio areas.

Rear - Steps leading up to tiered garden, good size patio area, steps leading up to top patio area, with brick outbuilding with electric.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D67

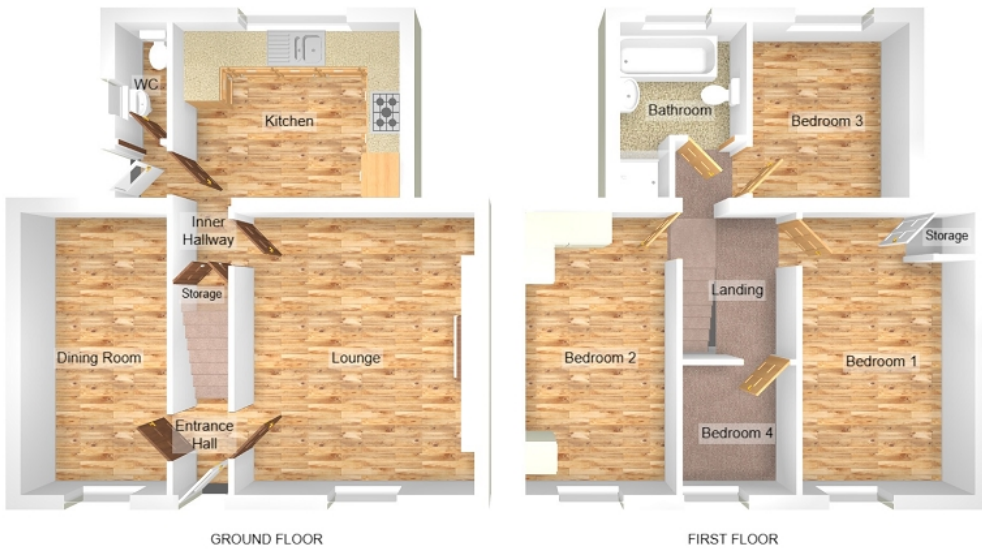
Tenure

We are informed that the tenure is Freehold

Council Tax

Band A





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.