

1 Hong Kong Terrace
Bryncethin
Bridgend
CF32 9TL

£225,000



- EXTENDED END TERRACE PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN/DINER
- DOWNSTAIRS BATHROOM
- EXCEPTIONALLY LARGE DOUBLE GARAGE TO REAR
- FRONT & REAR GARDEN
- CLOSE TO M4 CORRIDOR
- IDEAL FAMILY HOME
- CALL TODAY TO ARRANGE YOUR VIEWING ON 01656 750764

Ref: PRA10710

Viewing Instructions: Strictly By Appointment Only



General Description

*** EXTENDED THREE BEDROOM END TERRACE *** Daniel Matthew Estate Agents are pleased to offer for sale this extended three bedroom end of terrace property, situated in the popular village of Bryncethin. A large family home, perfect for first time buyers. Property comprises to the ground floor, hallway, large lounge/dining room, kitchen, inner hallway, downstairs bathroom, and reception room which would make a great office/playroom. To the first floor three good size bedrooms. Property is close to local amenities, easy access to M4 corridor and McArthur Glen Designed outlet, great school catchment. Viewing's are highly recommended to fully appreciate the size of this property, please contact our team on 01656 750764.

Accommodation



Hallway (7' 03" x 5' 03") or (2.21m x 1.60m)

Enter via UPVC double glazed obscured door leading into hallway, plain ceiling and coving, plain walls, tiled flooring, radiator, door leading into;-



Lounge (21' 09" x 19' 08") or (6.63m x 5.99m)

UPVC double glazed bay window to front aspect, plain ceiling with coving, plain walls with one feature papered wall, wood effect laminate flooring, two radiators, staircase leading to first floor, log burner, wall mounted cupboard housing consumer unit, doors leading into;-



Kitchen/ Diner (21' 01" x 11' 05") or (6.43m x 3.48m)

UPVC double glazed window to rear aspect, UPVC double glazed obscured window to side aspect, papered ceiling with coving, plain walls, tiled flooring, radiator, a range of matching wall and base units with complimentary worksurfaces, plumbing for washing machine and dishwasher, space for fridge/freezer, electric oven with four ring has hob, extractor fan, space for dining table and chairs, one a half bowl stainless steel sink with drainer and mixer tap, door leading into inner hallway.



Inner Hallway

UPVC double glazed obscured door leading to rear garden, papered ceiling, plain walls, wood effect laminate flooring, radiator, doors leading into;-



Downstairs Bathroom (9' 08" x 5' 08") or (2.95m x 1.73m)

Two UPVC double glazed obscured window to side aspect, plain ceiling with spot lights, tiled walls and extractor fan, vinyl flooring, radiator, three piece suite comprising low level WC, floating wash hand basin inset into vanity unit, p-shaped panelled bath with mixer tap and mains overhead shower.



Reception Room Two (8' 07" x 8' 05") or (2.62m x 2.57m)

UPVC double glazed window to side aspect, UPVC double glazed French doors leading to rear garden, plain ceiling, plain walls, wood effect laminate flooring, radiator, Ideal office space or playroom.



Landing

UPVC double glazed obscured window, plain ceiling, plain wall with one feature papered wall, loft access, fitted carpet, doors leading into;-



Bedroom One (12' 04" x 10' 04") or (3.76m x 3.15m)

UPVC double glazed window to front aspect, plain ceiling, plain walls with one papered feature wall, fitted carpet, radiator, built in fitted wardrobes.



Bedroom Two (12' 06" x 9' 02") or (3.81m x 2.79m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, fitted carpet, radiator, wall mounted combination boiler.



Bedroom Three (7' 09" x 8' 06") or (2.36m x 2.59m)

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



Garage (19' 08" x 18' 08") or (5.99m x 5.69m)

Double Garage is located through the lane to the rear of the property, two up and over doors, power and lighting.



Outside

Front - Brick boundaries, steps leading to front garden, low maintenance, pathway leading to front door, feature patio area with decorative chippings.

Rear - Brick and fenced boundaries, patio area, decked area to rear, rear gate leading to double garage.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C



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.