

2 Elizabeth Road
Cefn Glas
Bridgend
CF31 4RS

£200,000



- SPACIOUS SEMI DETACHED PROPERTY
- THREE DOUBLE BEDROOMS
- OPEN PLAN LOUNGE/DINING ROOM
- ON STREET PARKING
- NO ONGOING CHAIN
- WC IN OUTBUILDING
- IDEAL FOR FIRST TIME BUYERS
- FRONT & REAR GARDEN
- CLOSE TO LOCAL AMENITIES & SCHOOLS
- CALL TODAY TO ARRANGE A VIEWING ON 01656 750764

Ref: PRA10764

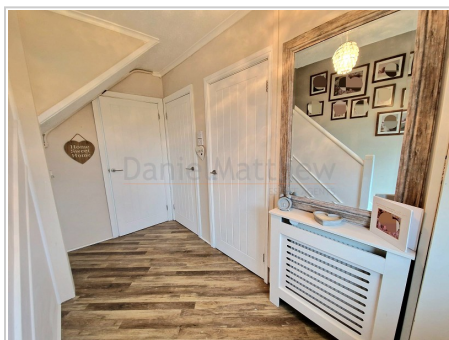
Viewing Instructions: Strictly By Appointment Only



General Description

*** NO ONGOING CHAIN *** Daniel Matthew Estate Agents are pleased to offer to the market this spacious three double bedroom semi detached property situated in the popular area of Cefn Glas. Property is situated on a elevated position offering large front and rear garden space with views over Bridgend Town. Property comprises to the ground floor, hallway, open plan lounge/dining room, galley kitchen offering access to the side outbuilding housing WC and two storage areas and access to front and rear garden. To the first floor three double bedrooms and family bathroom. Further benefits are on street parking, property is being offered with no ongoing chain, close to great public transport offering easy bus routes, close to local amenities, and great school catchment. Viewing's are highly recommended, please contact a member of our team today on 01656 750764.

Accommodation



Hallway

Enter via UPVC double glazed obscured door into hallway, UPVC double glazed obscured window to front aspect, papered ceiling with coving, plain walls, LVT flooring, radiator, storage under the stairs, storage cupboard, staircase leading to first floor, doors leading into;-



Kitchen (15' 1" x 7' 5") or (4.60m x 2.25m)

Large UPVC double glazed window to front aspect, papered ceiling, plain walls, tiled splashback, a range of matching wall and base units with complimentary work surfaces, plumbing for washing machine, stainless steel sink with drainer and mixer tap, space for fridge/freezer and tumble dryer, electric oven with four ring gas hob and extractor fan, breakfast bar, door leading into;-

Side Porch

Two UPVC double glazed obscured doors to front and rear garden, brick built, doors leading to two storage areas, and WC.



WC (5' 9" x 3' 3") or (1.75m x 0.98m)

Brick built, laminate flooring, low level WC. UPVC double glazed obscured to front aspect.



Lounge/Diner (22' 4" x 9' 1") or (6.81m x 2.78m)

Two UPVC double glazed windows to rear aspect, plain ceiling, papered walls with picture rail, LVT flooring in dining area, fitted carpet to lounge area, electric fire place and surround to remain, two radiators.

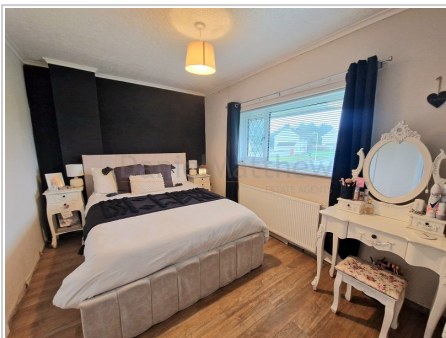
Landing

Papered ceiling with coving, plain walls, loft access, doors leading into:-



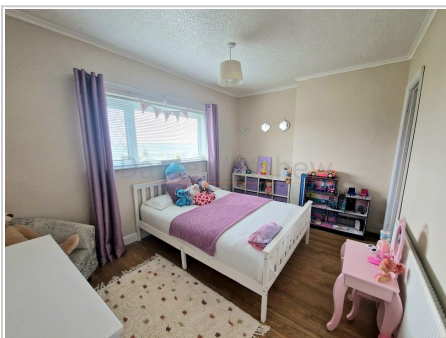
Bathroom (6' 9" x 5' 5" Min) or (2.07m x 1.66m Min)

UPVC double glazed obscured window to front aspect, papered ceiling with coving, partially plain and tiled walls, tiled flooring, tiled splashback, three piece white suite comprising low level WC, floating wash hand basin inset into vanity unit, panelled bath with mixer tap and electric shower, cupboard housing wall mounted combination boiler, Chrome heated towel rail.



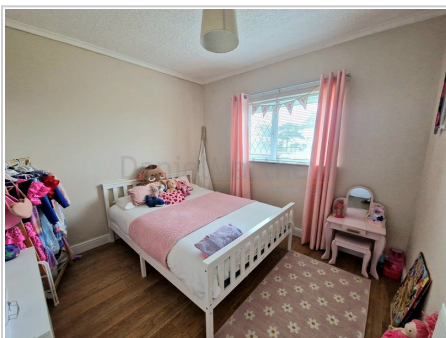
Bedroom One (15' 3" x 8' 11") or (4.66m x 2.72m)

UPVC double glazed window to front aspect, papered ceiling with coving, papered walls, LVT flooring, radiator and storage cupboard.



Bedroom Two (13' 4" Max x 9' 3") or (4.06m Max x 2.82m)

UPVC double glazed window to rear aspect, papered ceiling with coving, plain walls, LVT flooring, radiator, storage cupboard.



Bedroom Three (9' 11" x 9' 3") or (3.03m x 2.81m)

UPVC double glazed window to front aspect, papered ceiling with coving, papered walls, LVT flooring, radiator.



Outside

Front - Steps leading up to to pathway leading to front door, large laid to lawn area, Brick boundaries. There is potential for ample parking space subject to planning permission.

Rear - A generous size rear garden with a patio area leading from the house to the rear of the garden, mostly laid to lawn and surrounded by hedging and brick boundaries.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D68

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.