

3 Ashgrove  
Bridgend  
CF31 4EE

£179,950



- MID TERRACE PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- NO ONGOING CHAIN
- FRONT & REAR GARDEN
- FRONT & REAR GARDEN
- DRIVEWAY
- CLOSE TO LOCAL SCHOOLS, AMENITIES AND M4 CORRIDOR
- IDEAL FOR FIRST TIME BUYERS
- CALL TODAY ON 01656 750764

Ref: PRA10865

Viewing Instructions: Strictly By Appointment Only

## General Description

\*\*\* IDEAL FOR FIRST TIME BUYERS, ON ONGOING CHAIN\*\*\* Daniel Matthew Estate Agents are pleased to offer to market this three bedroom mid terrace property situated in the popular location of Bryntirion. Property comprises to the ground floor, hallway, two reception rooms, kitchen and inner hallway leading to rear garden and outbuilding. To the first floor three bedrooms and shower room. Further benefits are front and rear garden, driveway, The property is located within walking distance to great school catchment, public transport and local amenities. Property is offered with no ongoing chain, viewing's are highly recommended, please contact a member of our team on 01656 750764.

## Accommodation



### Hallway

Enter via Aluminium obscured door with obscured side glass panel into hallway, polyester tiled ceiling. papered walls, fitted carpet, radiator, staircase leading to first floor, storage cupboard housing electric consumer unit, doors leading into;



### Lounge (17' 10.17" x 10' 4.8" Max) or (5.44m x 3.17m Max)

UPVC double glazed window to front aspect, UPVC double glazed sliding door to rear garden, papered ceiling, papered walls, fitted carpet, radiator, gas fire place.



### Dining Room (12' 9.54" x 11' 5.4" ) or (3.90m x 3.49m)

UPVC double glazed window to rear aspect, textured ceiling, papered walls, fitted carpet, radiator, understairs storage cupboard, archway leading into kitchen area, door leading into inner hallway.



### Kitchen (8' 4.39" x 5' 10.08" ) or (2.55m x 1.78m)

Two UPVC double glazed window to front aspect, textured ceiling, tiled walls, tiled flooring, a range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, integrated dishwasher, space for under counter fridge/freezer and gas/electric cooker, plumbing for washing machine.



## Inner Hallway

UPVC double glazed obscured door leading to external outhouse and rear garden, polyester tiled ceiling, papered walls, fitted carpet.



## Landing

UPVC double glazed window to rear aspect, polyester tiled ceiling, papered walls, fitted carpet, storage cupboard housing combination boiler, doors leading into;-



## Shower Room (6' 3.59" x 5' 10.47" ) or (1.92m x 1.79m)

UPVC double glazed obscured window to rear aspect, textured ceiling with spot lights, coving and extractor fan, tiled walls, fitted carpet, three piece suite comprising low level WC and floating wash hand basin inset into vanity unit offering plenty of storage cupboards, corner shower cubicle with over head mains shower, radiator.



## Bedroom One (11' 8.94" x 10' 5.2" ) or (3.58m x 3.18m)

UPVC double glazed window to front aspect, polyester tiled ceiling, papered walls, fitted carpet, radiator, storage cupboard.



## Bedroom Two (11' 7.76" x 10' 5.2" ) or (3.55m x 3.18m)

UPVC double glazed window to front aspect, polyester tiled ceiling, papered walls, fitted carpet, built in wardrobe, radiator.



## Bedroom Three (8' 6.36" x 7' 2.61" ) or (2.60m x 2.20m)

UPVC double glazed window to rear aspect, polyester tiled ceiling, papered walls, fitted carpet, radiator, built in storage cupboard.

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## Outside

## Services

Mains electricity, mains water, mains gas, mains drainage

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band B

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*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.*