

115 Rowans Lane
Bryncethin
Bridgend
CF32 9LZ

£129,999



- Mid Terrace Property
- One Bedroom
- Beautifully Presented Throughout
- Ideal For First Time Buyers/Investors
- Lounge/Diner
- Spacious Shower Room
- Front & Rear Garden & Driveway
- Popular Residential Development
- Close to M4 Corridor
- Call Today On 01656 750764

Ref: PRA10890

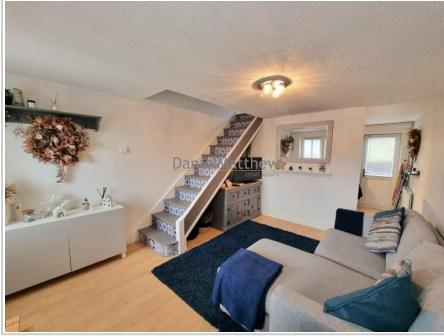
Viewing Instructions: Strictly By Appointment Only



General Description

**** IDEAL FOR FIRST TIME BUYERS, IMMACULATE THROUGHOUT**** Daniel Matthew Estate Agents are pleased to offer for sale this one-bedroom property located in the popular residential area of Bryncethin. An ideal first time buyer or Investment purchase. The property benefits from front and rear garden with driveway. Accommodation comprises: Open plan living room/diner and kitchen to the ground floor. One bedroom and Shower room to the first floor. Viewing's are highly recommended to appreciate the property. Easy access to the M4 corridor at junction 36. Early viewing advised. Call today on 01656 750764.

Accommodation



Lounge/Diner (14' 0" x 11' 10") or (4.26m x 3.60m)

Enter via UPVC double glazed obscured door into Lounge/Dining Room, textured ceiling, plain walls, wood effect laminate flooring, staircase leading to first floor, radiator, wall mounted electric consumer unit.



Kitchen (11' 9" x 7' 10") or (3.57m x 2.40m)

UPVC double glazed obscured door leading to rear garden, UPVC double glazed window to rear, plain ceiling, plain walls, tiled splashback, tiled walls, 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, space for freestanding electric cooker, wall mounted combination boiler.

Landing

Textured ceiling, plain walls, original wooden flooring, doors leading into;-



Bedroom One (12' 10" x 8' 8") or (3.92m x 2.64m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, fitted carpet, built in storage, radiator.



Shower Room (11' 9" x 4' 9") or (3.57m x 1.45m)

UPVC double glazed obscured window to rear aspect, textured ceiling, tiled walls, grey wood effect laminate flooring, three piece suite comprising low level WC, pedestal wash hand basin inset into vanity unit, large double shower cubicle with mains over head shower, chrome heated towel rail.



Outside

Front - Driveway for two vehicles, pathway leading to steps to front door, bark area.
Rear - Fenced boundaries, patio area, steps leading to artificial grass area, a small step up to large laid to lawn area.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D67

Tenure

We are informed that the tenure is Freehold

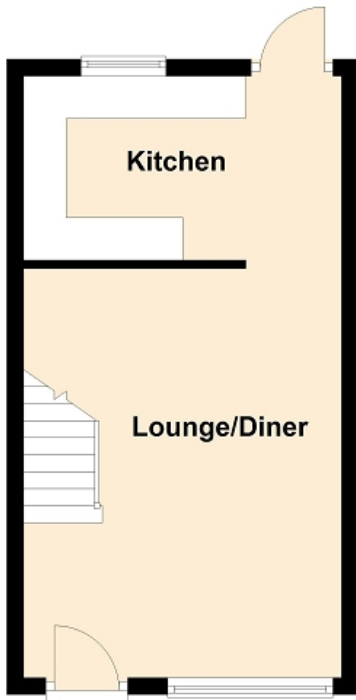
Council Tax

Band B

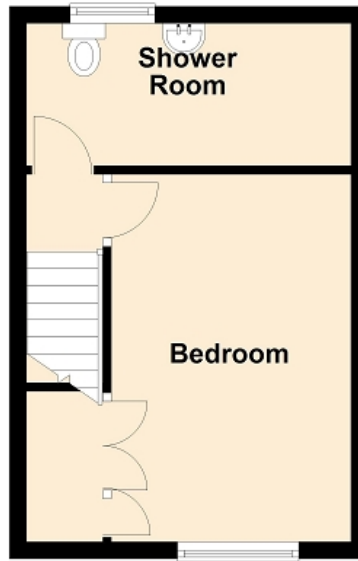




Ground Floor



First Floor



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.