

37 Williams Crescent
Bryncethin
Bridgend
CF32 9EJ

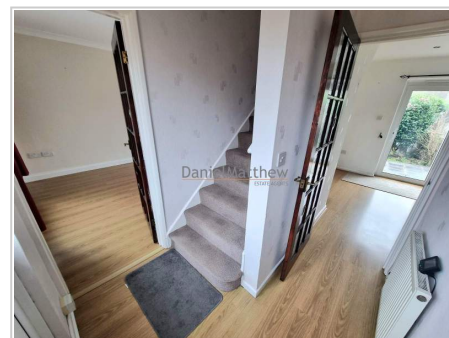
£175,000



- Well Proportioned Semi-Detached Property
 - Three Good Size Bedrooms
 - Two Reception Rooms
 - Shower Room
 - Popular Location in Bryncethin
- Located In A Popular Street In Bryncethin
- No Ongoing Chain, Ideal For First Time Buyers
 - Driveway
 - Close To Local Amenities & Great School Catchment
 - Easy Access To Junction 36 of the M4 Corridor
 - Call Today To Arrange A Viewing On 01656 750764

Ref: PRA10891

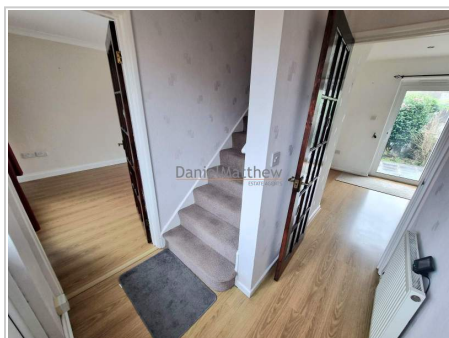
Viewing Instructions: Strictly By Appointment Only



General Description

*** NO ONGOING CHAIN, IDEAL FOR FIRST TIME BUYERS *** Daniel Matthew Estate Agents are delighted to offer to the market this spacious three bedroom semi detached property situated in the popular location Bryncethin. Property comprises to the ground floor, hallway, lounge, dining room and kitchen. To the first floor three generous bedrooms and shower room. Further benefits are low maintenance front garden with driveway and side gate access rear garden which provides an outbuilding which has been fitted with work surfaces and plumbing with a separate WC. Within walking distance to local amenities including shops, great school catchment and bus routes. Close to M4 corridor, and being sold with no ongoing chain, viewings are highly recommended, please contact a member of our team on 01656 750764.

Accommodation



Hallway

Enter via UPVC double glazed obscured for with obscured side panel into Hallway, papered ceiling, papered walls, laminate flooring, staircase leading to first floor, storage cupboard housing electric consumer unit, doors leading into;-



Lounge (18' 3" x 10' 5") or (5.55m x 3.18m)

Two UPVC double glazed windows to front and rear aspect, papered ceiling, plain walls with one featured papered walls, laminate flooring, two radiators, electric fire.



Dining Room (12' 4" x 10' 2") or (3.75m x 3.10m)

UPVC double glazed sliding doors to rear enclosed rear garden, plain ceiling with spot lights, papered walls, laminate flooring, radiator, understairs storage cupboard housing gas metre, large breakfast bar, opening into kitchen.



Kitchen (6' 10" x 6' 10") or (2.09m x 2.09m)

UPVC double glazed window to front aspect, plain ceiling with spot lights, plain walls, tiled splashback, vinyl flooring, a range of matching wall and base units with complimentary work surfaces, one and a half bowl stainless steel sink with drainer and mixer tap, electric oven and four ring gas hob with extractor fan, space for under counter fridge/freezer.



Landing

UPVC double glazed window to rear aspect, papered ceiling, papered walls, fitted carpet, radiator, doors into;-



Bedroom One (12' 2" x 10' 5") or (3.71m x 3.18m)

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



Bedroom Two (10' 4" x 8' 10" Min) or (3.16m x 2.70m Min)

UPVC double glazed window to front aspect, textured ceiling, plain walls with one feature papered wall, fitted carpet, radiator, storage cupboard.



Bedroom Three (8' 4" x 7' 3") or (2.55m x 2.22m)

UPVC double glazed window to rear aspect, textured ceiling, papered walls, fitted carpet, radiator, storage cupboard housing combination boiler.



Shower Room (10' 4" Max x 5' 8") or (3.15m Max x 1.72m)

UPVC double glazed obscured window to side aspect, plain ceiling with spot lights, plain walls, vinyl flooring, a three piece suite comprising low level WC, pedestal wash hand basin and single shower cubicle with panelled walls and over head mains, chrome heated towel rail.



Outside

Front - Brick boundaries, driveway, decorative stone area, pathway leading to front door, side access leading to rear gate via wooden gate.

Rear - Brick and fenced boundaries, patio area, laid to lawn area, outbuilding comprising utility room and WC, side gate access.

Services

Mains electricity, mains water, mains gas, mains drainage

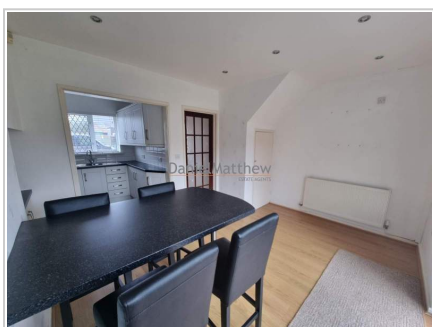
EPC Rating: D64

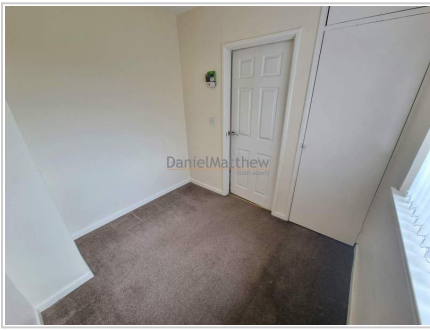
Tenure

We are informed that the tenure is Freehold

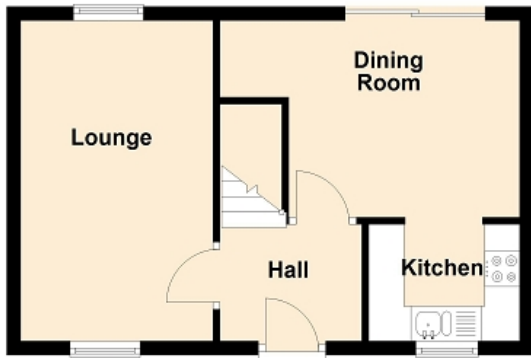
Council Tax

Band C

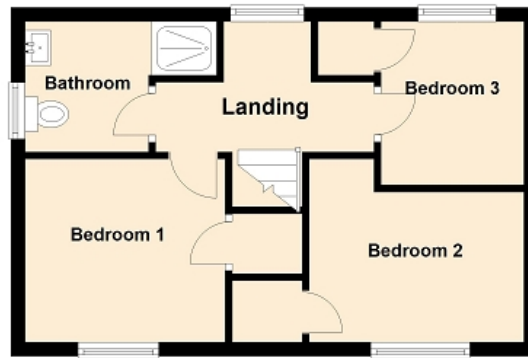




Ground Floor



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.