



10 Simpsons Way, Bridgend, CF33 6LG

£185,000

Ferriers Estate Agents are pleased to offer for sale this immaculately presented, three bedroom, semi-detached property situated in Pyle. Close to all local amenities and within easy access of Junction 37 of the M4 Motorway, the Towns of Bridgend, Port Talbot and Porthcawl. The accommodation briefly comprises:- entrance porch, hallway, lounge/diner and a kitchen to the ground floor. Landing, three double bedrooms and a bathroom to the first floor. The property further benefits from gas central heating via combination boiler as well as a multi-fuel log burner, uPVC double glazing throughout, front garden with off-road parking and an enclosed rear garden with outer buildings. Internal viewing is highly recommended.

Tenure = Freehold (to be confirmed by a legal representative)

EPC Rating = D.

Council Tax Band = B.

Ground Floor

Entrance Porch

Entry via a uPVC double glazed door with obscured glass, papered ceiling, skimmed walls, tiled flooring, uPVC double glazed window to the front, uPVC double glazed door with matching side window into:-

Hallway



Skimmed ceiling, skimmed walls, fitted carpet, carpeted stairs to the first floor, door into:-

Open Plan Lounge / Diner 23'9" x 12'4" (7.24 x 3.77)



Textured and coved ceiling, skimmed walls, solid wood laminate flooring, one horizontal radiator and one vertical contemporary radiator, multi-fuel log burner sitting on a slate hearth with wooden mantle, uPVC double glazed window to the front, uPVC double glazed french doors to the rear, archway into:-

Kitchen 12'4" x 7'5" (3.77 x 2.27)



Textured and skimmed ceiling, skimmed and tiled walls, tiled flooring, a range of base and wall mounted units with a complementary work surface housing a stainless steel one and a half bowl sink/drain, pull-out larder draw, integrated appliances to include an electric oven, four ring gas hob and a chrome chimney style extractor above, space for fridge/freezer, space and plumbing for a washing machine, two uPVC double glazed windows to the side, uPVC double glazed floor length window to the rear.

First Floor

Landing



Textured ceiling with loft access, skimmed walls, fitted carpet, storage cupboard housing the gas combination boiler, four doors off:-

Bedroom One 12'6" x 11'7" (3.82 x 3.54)



Textured and coved ceiling, skimmed walls, fitted carpet, radiator, two uPVC double glazed windows to the front and side.

Bedroom Two 12'3" x 11'3" (3.74 x 3.44)



Textured ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the rear.

Bedroom Three 8'11" x 8'8" (2.72 x 2.65)



Textured ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the rear.

Bathroom 8'1" x 7'4" (2.48 x 2.26)



Textured ceiling, tiled walls, tiled flooring, radiator, three piece suite comprising a panel bath with shower over, pedestal wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the front.

Outside

Front Garden

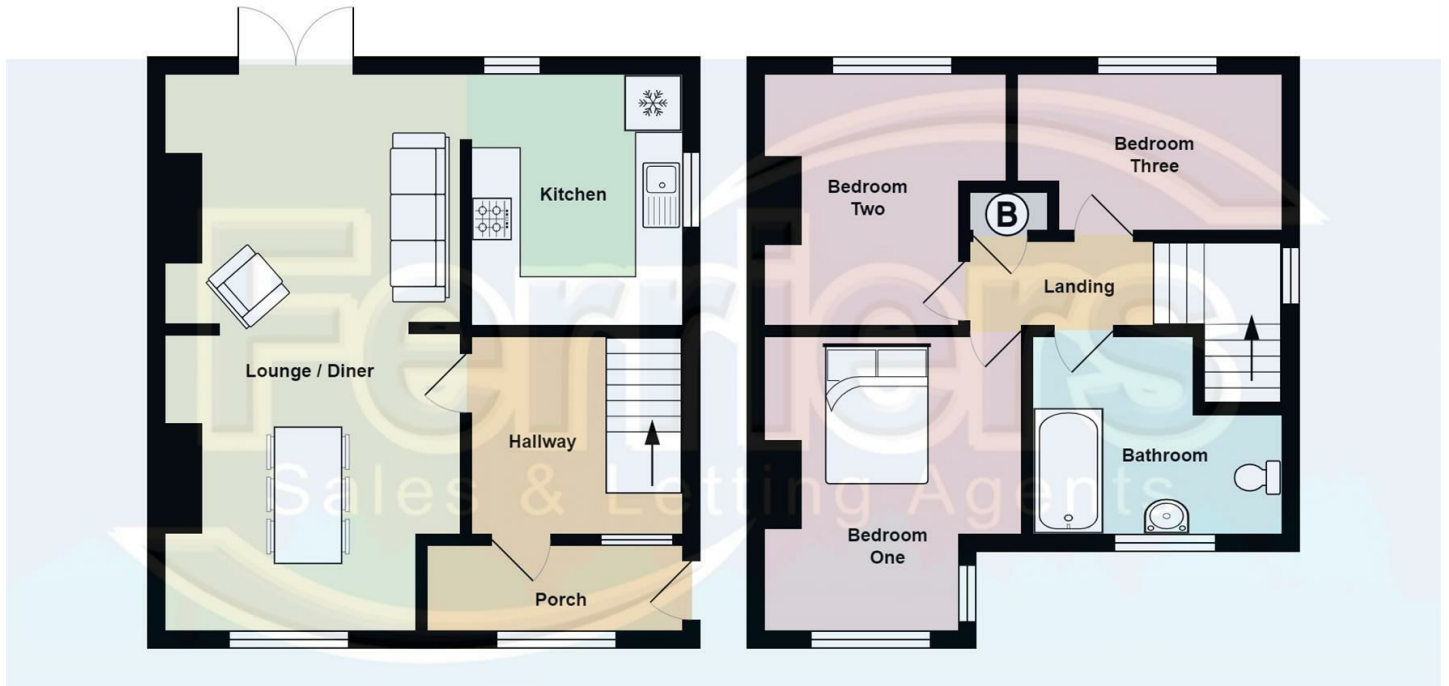
Driveway suitable for 1-2 vehicles, area to the side of the driveway which is laid to lawn, concrete pathway allowing side access to the rear garden, bordered with block walls.

Rear Garden

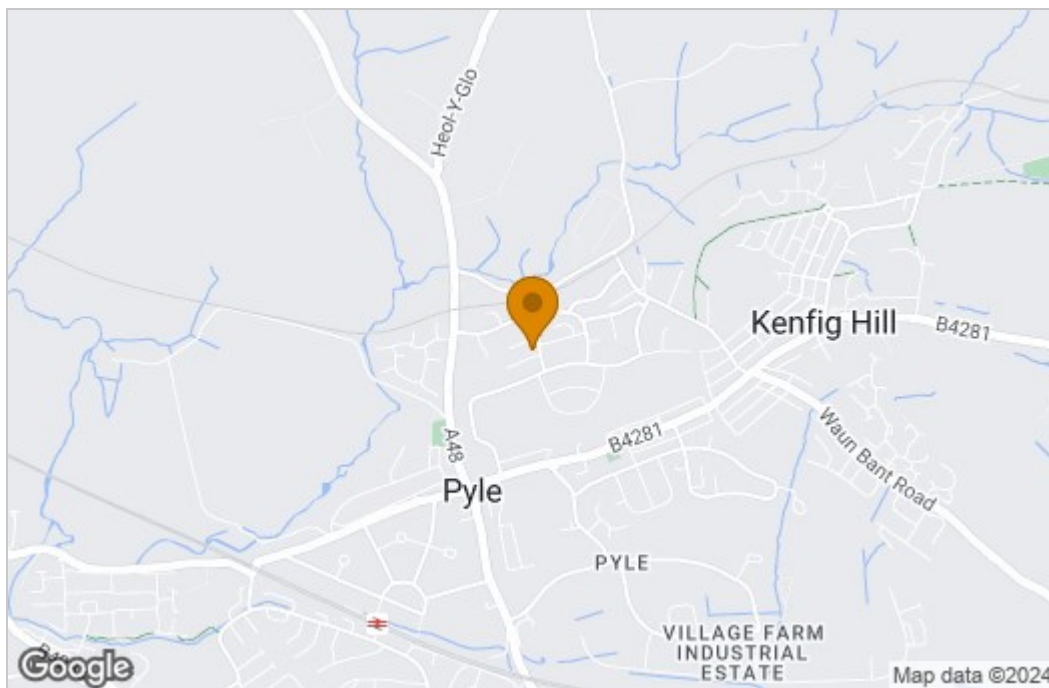


Area laid to concrete, further area laid to lawn, brick built outbuilding with flat roof, wooden pedestrian gate allowing side access, bordered with block walls.

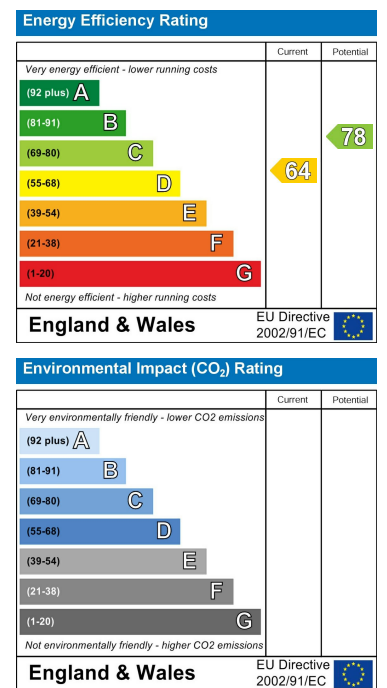
Floor Plan



Area Map



Energy Efficiency Graph



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