



## 5 Waun Bant Road, Bridgend, CF33 6DE

**£184,950**

We are pleased to offer For Sale this semi-detached house on Waun Bant Road which offers a wonderful opportunity for families and individuals alike. With three well-proportioned bedrooms, this property provides ample space for comfortable living.

The location is ideal, with local amenities, schools, and parks within easy reach. M4 motorway links and the towns of Bridgend, Port Talbot and the seaside resort of Porthcawl are only a short drive away making it perfect for those seeking a balance of convenience and tranquillity.

The accommodation briefly comprises a porch, open plan lounge/diner, kitchen, utility room and W.C to the ground floor. Landing, three bedrooms and family bathroom to the first floor. The property further benefits from uPVC double glazing, gas central heating via combination boiler, front forecourt and enclosed rear garden.

This home is a blank canvas, ready for you to add your personal touch and create the perfect living environment. Whether you are looking to settle down or invest in a promising area, this property on Waun Bant Road is certainly worth considering.

Tenure=Freehold (TBC by a legal representative)

EPC=D

Council Tax Band=C



## Ground Floor

### Porch

Entry via a uPVC double glazed door. Skimmed ceiling and walls, fitted carpet and door to:

### Lounge 21'7" x 11'5" (6.6 x 3.5)



Skimmed and coved ceiling, skimmed walls, fitted carpet, two radiators, uPVC double glazed bay window to front, uPVC double glazed window to rear, carpeted stairs to first floor and door to:

### Kitchen



Skimmed and coved ceiling, skimmed and tiled walls, vinyl flooring, radiator, uPVC double glazed window to side, a range of base and wall mounted units with a complementary work surface housing stainless steel sink/drainage, integrated oven, hob and extractor and door to:

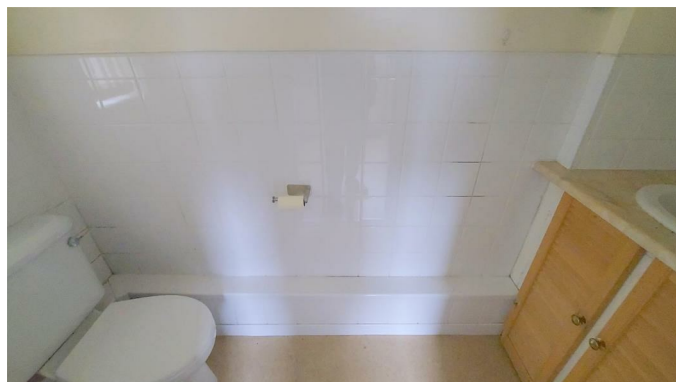
### Utility Room 7'2" x 6'6" (2.2 x 2.0)



Skimmed ceiling and walls, vinyl flooring, uPVC double glazed window to rear, uPVC double glazed

door to side, wall mounted gas combination boiler, space and plumbing for washing machine and tumble dryer and door to:

### W.C 8'2" x 3'3" (2.5 x 1.0)



Skimmed ceiling, skimmed and tiled walls, vinyl flooring, uPVC double glazed window with obscured glass to rear and two piece suite comprising a low level W.C and wash hand basin set on a vanity unit.

## First Floor

### Landing

Skimmed and coved ceiling with loft access, skimmed walls, fitted carpet, storage cupboard and four doors off.

### Bedroom One 16'0" x 9'10" (4.9 x 3.0)



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

Bedroom Two 12'5" x 11'1" (3.8 x 3.4)



Skimmed and coved ceiling, skimmed walls, fitted carpet, radiator and uPVC double glazed window to rear.

Bedroom Three 10'5" x 6'10" (3.2 x 2.1)



Skimmed and coved ceiling, skimmed walls, fitted carpet, radiator and uPVC double glazed window to rear.

Bathroom 6'10" x 5'6" (2.1 x 1.7)



Skimmed and coved ceiling, skimmed and tiled walls, vinyl flooring, uPVC double glazed window with obscured glass to side, radiator, a three piece comprising a panel bath with shower over and privacy screen, low level W.C and pedestal wash hand basin.

Outside

Front Forecourt



Area laid to patio, bordered with wrought iron railings and pedestrian gate and wooden gate offering access to rear garden.

Rear Garden



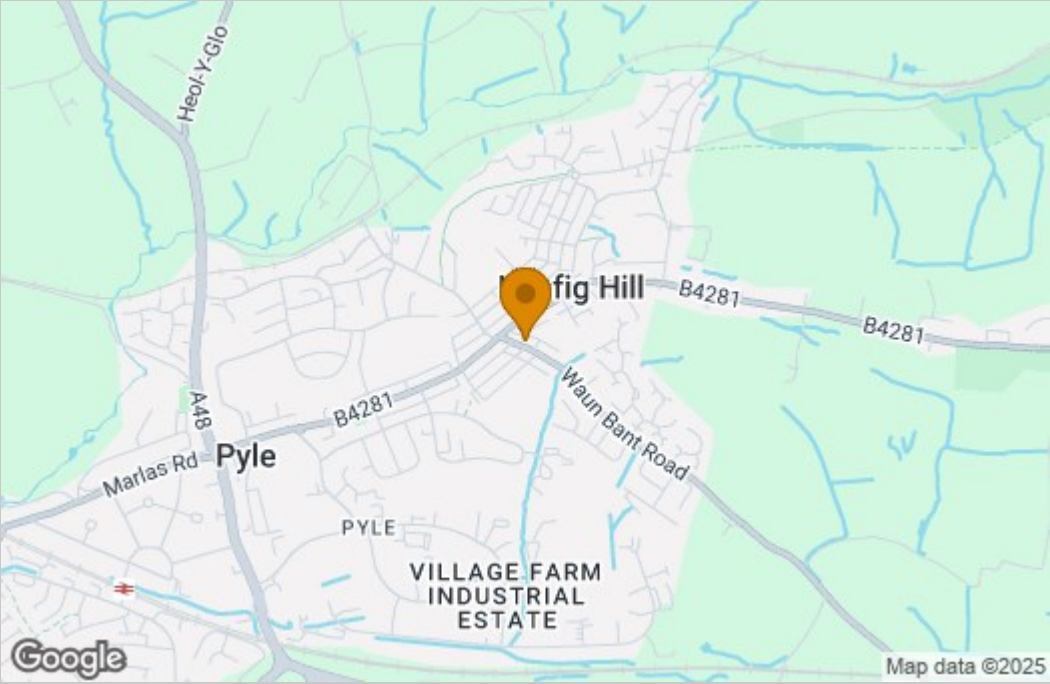
Area laid to concrete, wooden storage shed, bordered with block walls and wooden pedestrian gate offering rear lane access.



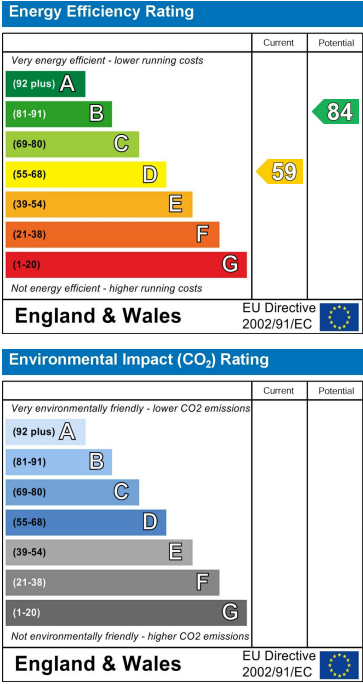
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.