



104 Trem Y Castell, Bridgend, CF35 6GA

Price £239,950

* Well Presented Three Bedroom Detached * Daniel Matthew are pleased to offer for sale this well presented three bedroom detached situated on the popular Taylor Wimpey site. Comprising lounge, kitchen/diner, cloakroom. To the first floor three bedrooms with ensuite to Master and family bathroom. Garden to front and rear. This property must be viewed to appreciate. Call our team to arrange a viewing 01656 750764

Entrance

Enter via composite door to hallway, comprising plain ceiling, plain walls, LVT flooring, radiator, stairs to first floor, door to lounge.

Lounge

13'10" x 12'0" (4.23m x 3.67m)

UPVC double glazed window to front aspect, plain ceiling, plain walls with feature wall, LVT flooring continued from hallway, radiator, door to inner hallway.



Inner Hallway

Plain ceiling, plain walls, LVT flooring, door to understairs cupboard, door to cloakroom.

Cloakroom

Low level WC, pedestal wash hand basin with tiled splashback, plain ceiling, plain walls, LVT flooring.



Kitchen/Diner

15'5" x 9'4" (4.70m x 2.85m)

UPVC double glazed French doors leading to rear garden. Matching wall and base units with integrated hob and oven, extractor hood over, plumbing for washing machine, space for fridge/freezer, stainless steel sink/drain, plain ceiling, plain walls, LVT flooring, radiator, UPVC double glazed window to rear aspect.



Landing

Plain ceiling, access to loft, plain walls, carpet flooring, doors to all first floor rooms.

Master Bedroom

11'2" x 9'8" (3.42m x 2.95m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, built in wardrobes, carpet flooring, radiator, door to ensuite.



Ensuite

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls with tiled splashback, low level WC, pedestal wash hand basin, shower cubicle, radiator.



Bedroom Two

10'6" x 8'7" (3.21m x 2.62m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, carpet flooring, built in wardrobes, radiator.



Bedroom Three

11'6" x 6'7" (3.53m x 2.01m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, carpet flooring, radiator.



Bathroom

Three piece white suite comprising low level WC, pedestal wash hand basin, panelled bath, radiator, plain ceiling, plain walls with tiled splashback, vinyl flooring, radiator.



Outside

Front - Laid to lawn area, ample parking and side access.

Rear - Fenced boundaries, laid to lawn and patio area, shed to remain.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	EU Directive 2002/91/EC 	
England & Wales		

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