

54 Bakers Way
Bryncethin
Bridgend County
CF32 9PX

£185,000



- Three Bedroom Family Home
- Semi Detached
- Garden To Front and Rear
- Outouses For Additional Storage Area/Utility Room
- Porch
- Close To Amenities
- Offer With No Onward Chain
- Good Transport Links
- Call To Arrange An Appointment

Ref: PRA10502

Viewing Instructions: Strictly By Appointment Only



General Description

* Family Home * Daniel Matthew are pleased to offer for sale this three bedroom semi detached family home with generous garden. Comprising porch, hallway, lounge, kitchen/diner. Outhouses which could be utilised as utility room and additional storage areas. To the first floor three bedrooms and family bathroom. Further benefits garden to front and rear, close to amenities. Offered with No Onward Chain, call our team to arrange an appointment 01656 750764.

Accommodation

Entrance Porch

UPVC double glazed porch. vinyl tiled flooring, door to hallway.

Hallway

Plain ceiling, plain walls, laminate flooring (to be fitted) stairs to first floor, understairs storage cupboard, radiator, doors leading to ground floor rooms.



Lounge (11' 03" x 9' 06") or (3.43m x 2.90m)

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



Kitchen/ Diner (12' 03" Max x 18' 06") or (3.73m Max x 5.64m)

Two UPVC double glazed window to rear aspect, plain ceiling, plain walls with feature wall, laminate flooring. To the kitchen area -Matching wall and base units, plumbing for washing machine, space for fridge/freezer, integrated hob and oven. UPVC double door to outhouse.

Landing

UPVC double glazed obscured window to side aspect, plain ceiling, access to loft, plain walls, carpet flooring, doors leading to all first floor rooms.



Bedroom One (12' 0" x 11' 03") or (3.66m x 3.43m)

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



Bedroom Two (10' 08" x 9' 03" Min) or (3.25m x 2.82m Min)

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



Bedroom Three (8' 08" x 7' 03") or (2.64m x 2.21m)

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



Bathroom

UPVC double glazed obscured window to rear aspect, plain ceiling, tiled flooring, low level WC, wash hand basin with vanity unit, panelled bath with shower over, heated towel rail.



Outside

Front - Decorative gravel frontage, path leading to property.

Rear - Fenced and wall boundaries, laid to lawn, patio area, raised decking.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Length of lease: .

Ground Rent

Service Charge

Council Tax

Band C

Deposit: £0.00



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.