

33 Mount Earl  
Bridgend  
Bridgend County  
CF31 3EY

£335,000



- Three Bedroom Semi Detached
- Lounge
- Kitchen/Diner/Family Room
- Fully Refurbished
- Garden To Rear
- Single Garage
- Off Road Parking
- Close To Local Amenities
- Within The Catchment Area Of Old Castle Primary School
- No Chain

**Ref: PRA10544**

Viewing Instructions: Strictly By Appointment Only



## General Description

Fully Refurbished Family Home - Daniel Matthew are pleased to offer for sale this extended family home situated on the South side of Bridgend. Comprising porch area, hallway, lounge, kitchen/diner/family room. To the first floor three bedrooms and family bathroom. Further benefits off road parking, garage, garden to rear. The property is offered with No Onward Chain. Call our team to arrange a viewing 01656 750764. Within walking distance to local amenities and Comprehensive school, also within the catchment area of Old Castle Primary. Good transport links and access to the M4.

---

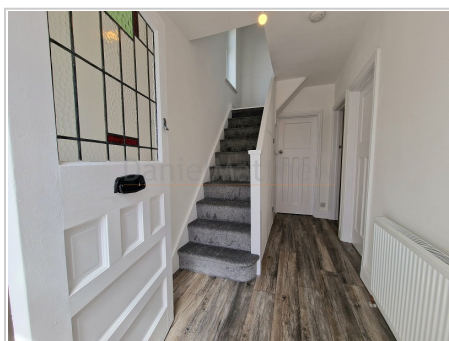
## Accommodation

---

### Entrance Porch

Enter via UPVC double glazed double doors to porch area, tiled flooring, wooden door with stain glass leading to hallway.

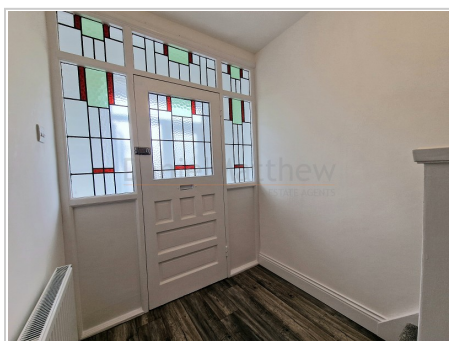
---



### Hallway

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

---



### Lounge (12' 04" x 10' 09") or (3.76m x 3.28m)

UPVC double glazed bay fronted window, plain ceiling, plain walls, laminate flooring, radiator.

---



### Kitchen (17' 10" x 8' 05" Max) or (5.44m x 2.57m Max)

Dual aspect to side and rear UPVC double glazed window, plain ceiling, plain walls, radiator, laminate flooring. Matching wall and base units, integrated appliances, stainless steel sink/drainer, opening to family/dining area.

---



### Dining/Family Room (25' 04" x 10' 09") or (7.72m x 3.28m)

UPVC double glazed window to side aspect, UPVC double glazed patio sliding doors, plain ceiling, plain walls, laminate flooring, radiator.

---



## Landing

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



## Bedroom One (12' 04" x 10' 0") or (3.76m x 3.05m)

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



## Bedroom Two (12' 06" x 10' 09") or (3.81m x 3.28m)

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

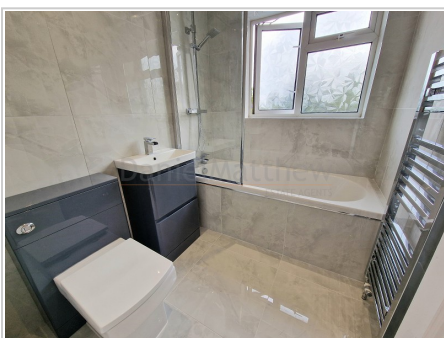
## Bedroom Three (7' 04" x 6' 06") or (2.24m x 1.98m)

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



## Bathroom (6' 07" x 5' 10") or (2.01m x 1.78m)

UPVC double glazed obscured window to rear aspect, plain ceiling, fully tiled walls and floor, panelled bath with shower overhead, wash hand basin with vanity unit beneath, low level WC, heated towel rail.



## Outside

Front - Off road parking, wall boundaries, side access leading to rear garden.

Rear - Mature rear garden with shrubbery and trees, patio area.

## Garage

Up and over door, side window.

---

## Services

Mains electricity, mains water, mains gas, mains drainage

## Tenure

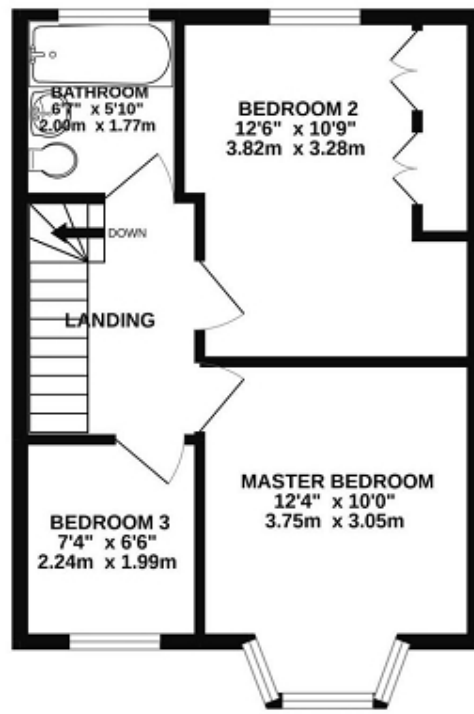
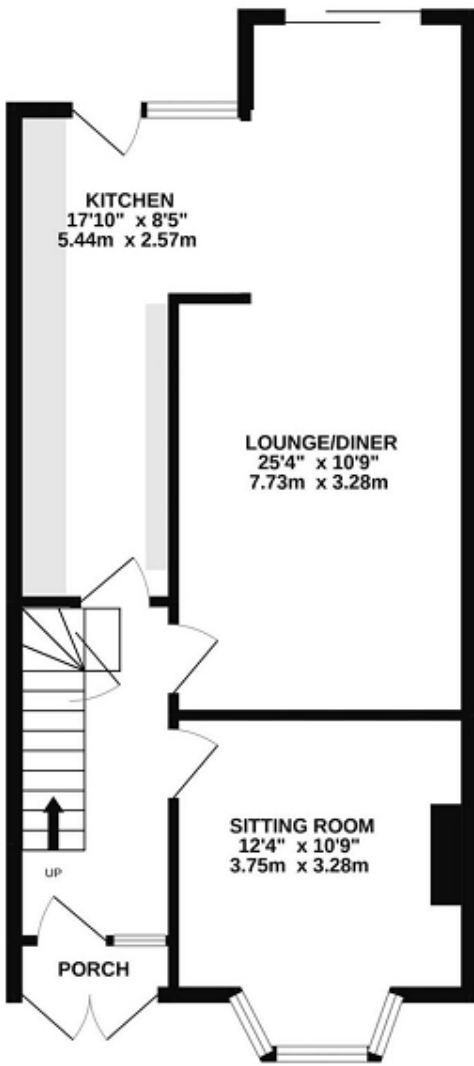
We are informed that the tenure is Freehold

## Council Tax

Band D

---





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.