

94 Park Court Road  
Bridgend  
Bridgend County  
CF31 4BP

£310,000



- Spacious Two Double Bedroom Bungalow
- Generous Lounge
- Kitchen / Dining Room
- Utility Room
- Dressing Room & Ensuite To Master Bedroom
- 11' x 9' Five Piece Bathroom
- Driveway To Garage
- Sought After Location
- Vacant Possession

**Ref: PRA10574**

Viewing Instructions: Strictly By Appointment Only



## General Description

\*\*\* SPACIOUS BUNGALOW IN A SOUGHT AFTER LOCATION\*\*\* An opportunity to purchase this deceptively spacious two double bedroom detached bungalow situated in a sought after location within walking distance of Bridgend Town Centre and Newbridge Fields. This generous proportioned accommodation could be made into a three bedroom. It is presented well throughout and is situated conveniently to the local schools, amenities and transport links. Accommodation comprises; entrance hall, lounge, kitchen/dining room, utility, five piece large bathroom, two double bedrooms with ensuite and dressing room to master and walk in cupboard to second bedroom, office / cupboard. Externally it has a driveway leading to a garage with power supply and a low maintenance gardens to front and rear. Call Daniel Matthew Estate Agent to arrange to view on 01656 750764

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## Accommodation



### Entrance Porch

Enter via part glazed UPVC front door into porch. UPVC double glazed window to side. UPVC tongue and groove ceiling. Ceramic tiled floor. UPVC double glazed door into hallway.



### Entrance Hallway (26' 5" x 0' 0") or (8.04m x 0.0m)

Long hallway with doors off to all rooms. Artexed and coved ceiling. Papered walls with feature dado rail. Radiator. Fitted carpets. Door to airing cupboard housing hot water cylinder.



### Lounge (17' 4" x 12' 10") or (5.28m x 3.90m)

A spacious light and airy room with UPVC double glazed windows to front and two windows to the side with blinds to remain. Artexed ceiling and decorative coving with down lights and centre light and rose. Brick mantle with inset fire. Radiator. Fitted carpets.



### Kitchen/Diner (14' 8" x 11' 4") or (4.48m x 3.45m)

Situated to the front of the property with UPVC double glazed window with blinds. Fitted kitchen which comprises of a range of walls and base units to include inset drawers and coordinating work surfaces and tiling to all splash back areas. Integrated gas hob with canopy extractor over and integrated electric oven, grill and fridge. One and a half bowl sink and mixer taps. Space for slim line dishwasher. Room for dining table and chairs. Artexed ceiling and wood flooring. Radiator. Door leading into utility room.





### Utility Room (8' 4" x 6' 0") or (2.53m x 1.84m)

Fitted with wall and base units with work surface and tiling to splash back areas. Stainless steel sink with drainer. Plumbing for automatic washing machine. Artexed and covered ceiling with strip lighting and ceramic tiled floor. UPVC double glazed door leading to garden. Door to cupboard which has a radiator.

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### Bathroom (11' 3" x 9' 1") or (3.43m x 2.78m)

A large five piece suite in white which includes a walk in shower with screen, bath, WC, sink with vanity unit and bidet. Fully tiled walls and ceiling. Artexed and covered ceiling with spot lights. Radiator. UPVC double glazed window to side.

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### Master Bedroom (12' 10" x 11' 1") or (3.92m x 3.37m)

Situated to the rear of the property with UPVC double glazed window with blinds to remain and radiator under. Artexed and covered ceiling. Fitted carpets. Door to walk in dressing room and door to ensuite.

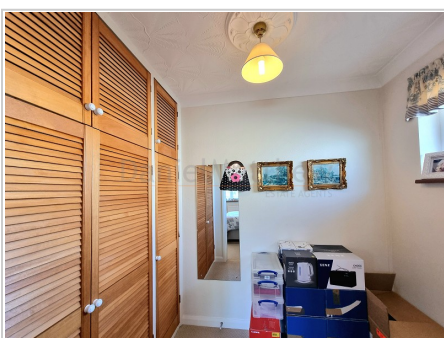
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### En Suite (6' 4" x 5' 6") or (1.94m x 1.67m)

A two piece suite in white which includes a WC and vanity unit with inset sink. Half tiled walls with ceramic tiled floor. Radiator. UPVC double glazed window to rear.

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### Dressing Area (8' 6" x 5' 6") or (2.59m x 1.67m)

A spacious dressing room with a range of built in wardrobes. Artexed and covered ceiling. Fitted carpets. UPVC double glazed window.

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### Bedroom Two (10' 8" x 10' 8") or (3.26m x 3.25m)

Situated to the rear of the property with UPVC double glazed window with blinds to remain and radiator under. Artexed and coved ceiling. Fitted carpets. Door to walk in cupboard.

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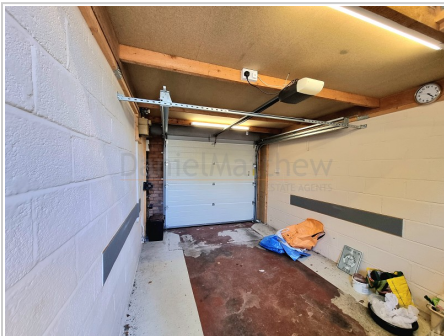
### Walk in cupboard (6' 4" x 4' 2") or (1.92m x 1.27m)

Artexed and coved ceiling. Papered walls. Hanging rails and shelving. Fitted carpets.



### Office (5' 6" x 3' 11") or (1.68m x 1.20m)

A large walk in cupboard area which is being used as office space. Skimmed walls with dado rail and shelving. Access to loft. Radiator. Ceramic tiled floor.



### Garage (17' 9" x 9' 10") or (5.41m x 3.0m)

Personnel door leading from the garden into garage with steps leading down. Electric up and over doors to front. Power. Central heating boiler.



### Garden

Fully enclosed with two UPVC doors each side via a pathway leading to front. Low maintenance garden made up of patio areas and decorative stones. Mature bushes and shrubs planted within the borders.

The front garden has a driveway leading to the garage and enclosed by a low level walls. The front is laid to lawn with mature bushes and shrubs.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D66

## Tenure

We are informed that the tenure is Freehold

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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.*