

11 Priory Close
Bridgend
CF31 3LW

£305,000



- Three Bedroom Semi Detached
- Three Reception Rooms
- Open plan Lounge/dining room
- Kitchen/Diner
- Second Reception room over looking the garden
- Two WC
- Bathroom
- Integral Garage with roller door
- NO CHAIN

Ref: PRA10591

Viewing Instructions: Strictly By Appointment Only

General Description

* NO CHAIN" Beautiful Three Bedroom Semi * Daniel Matthew are pleased to offer this well presented three bedroom semi detached family home situated in a popular area of Bridgend. Comprising two/three reception rooms. To the ground floor a lounge, Dining Room, Kitchen/Diner, Rear Reception Room, cloakroom and internal door access to the integral garage. To the first floor three bedrooms and family bathroom. Further benefits driveway, integral garage and beautiful garden with rear gate access to a green space. Offered with no onward chain and viewing are highly recommended, call our team on 01656 750764.

Accommodation



Entrance Hallway

Enter via UPVC double glazed door into hallway, access to the staircase, under stairs larder cupboard, plain walls, textured ceiling, carpet flooring, radiator and access to ground floor rooms.



Lounge (11' 4" x 12' 7") or (3.45m x 3.83m)

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



Dining Room (11' 6" x 10' 10") or (3.50m x 3.30m)

UPVC double glazed rear window, plain walls, plain ceiling, radiator , fireplace and carpet flooring.

Kitchen (17' 11" x 5' 1") or (5.47m x 1.55m)

UPVC double glazed window to rear aspect, range of wall and base units with complimentary work surface, stainless steel sink with mixer tap, electric hob, oven with extractor over, plain walls, textured cling and tile flooring, side door access to the rear reception room.



Breakfast Room (8' 3" x 6' 4") or (2.52m x 1.92m)

Feature side window over looking the rear reception room, plain walls, textured ceiling, tile flooring and radiator.



Reception Room (13' 0" x 9' 9") or (3.97m x 2.97m)

UPVC french doors to rear aspect, plain walls, plain ceiling, tile flooring, radiator and door access to the integral garage.

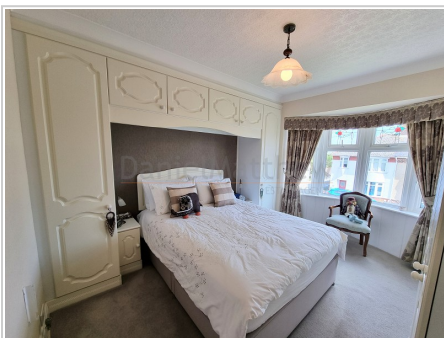


Cloakroom/w.c

Two piece suite comprising low level WC, wash hand basin, plain walls, plain ceiling, and tile flooring.

Landing

Plain walls, textured cling, carpet flooring and attic hatch.



Bedroom One (10' 9" x 12' 8") or (3.27m x 3.86m)

UPVC double glazed bay window, plain walls, textured ceiling, radiator, range of fitted storage and carpet flooring.



Bedroom Two (11' 9" x 10' 10") or (3.57m x 3.31m)

UPVC double glazed rear window, plain walls, textured ceiling, radiator, fitted storage and carpet flooring.



Bedroom Three (7' 10" x 7' 2") or (2.38m x 2.18m)

UPVC double glazed front window, plain walls, plain ceiling, radiator, fitted storage and carpet flooring.



Bathroom (7' 0" x 5' 6") or (2.13m x 1.68m)

UPVC double glazed window to rear aspect, two piece suite comprising panel bath with shower over and side shower screen, vanity unit sink, towel radiator, panel walls, textured ceiling and vinyl flooring.

Attic

WC

Plain walls, textured ceiling, low level WC, pedestal wash hand basin and tile flooring.

Garage (16' 4" x 10' 3") or (4.98m x 3.12m)

Integral garage with remote door, electric, light and plumbing for a washing machine.



Outside

Front- Wall boundary with beautiful front garden, driveway and mature bushes and laid to lawn.

Rear- Laid to patio, laid to lawn, fence boundary and multiple seating areas, area for a greenhouse and path running through the garden to the rear gate with an openspace behind.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C69

Tenure

We are informed that the tenure is Leasehold

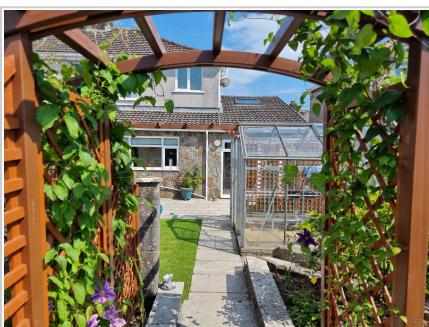
Length of lease: 999.

Service Charge

£5.00

Council Tax

Band D

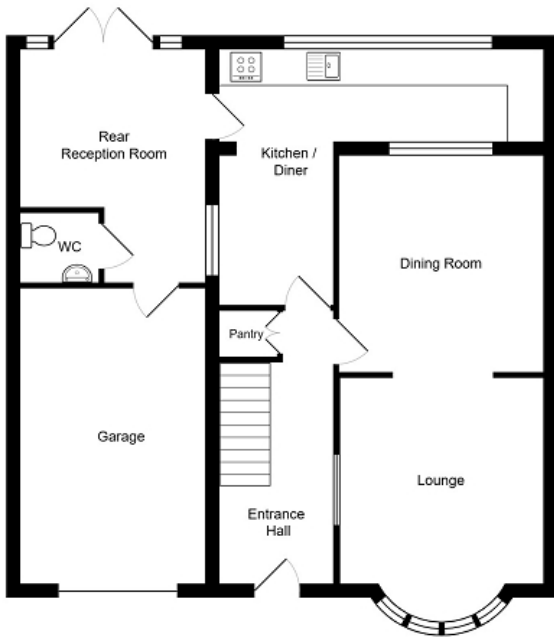




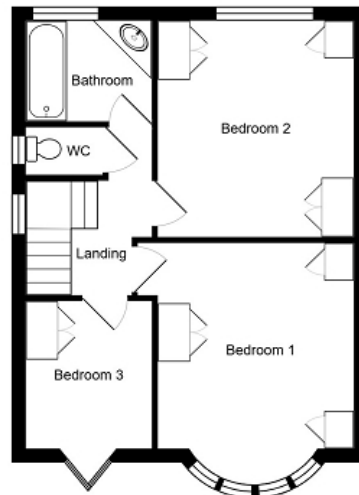
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

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.