

19 Dennis Place  
Bryncethin  
Bridgend  
Bridgend County  
CF32 9YP

£249,950



- Spacious Three Bedroom Bungalow
- Lounge
- Kitchen / Breakfast Room
- Flexible Accommodation
- Superb Rear Garden
- Gated Driveway Leading To Garage With Power
- Situated Within A Peaceful Cul De Sac
- Close Proximity To M4 & Railway Station
- Offered With No On Going Chain
- Opportunity To Extend Living Space

Ref: PRA10619

Viewing Instructions: Strictly By Appointment Only



## General Description

**\*\*\*SPACIOUS BUNGALOW OFFERED WITH NO ONGOING CHAIN\*\*\*** We are pleased to offer for sale this semi detached three bedroom bungalow situated at the head of a peaceful cul de sac in the popular village of Bryncethin. The accommodation comprises of an entrance porch, hallway, generous lounge, kitchen breakfast room, three bedrooms, shower room and detached garage with power. The gardens are to the front and rear which are flat, spacious and well maintained, this is a key selling point of this property. It further benefits from wrought iron gates opening to driveway. The property is located within the village of Bryncethin and is within walking distance of local amenities and the primary school. Ideally located for the M4 motorway at junction 36 giving easy access to Cardiff and Swansea. McArthur Glen outlet and 'Bryngarw Country Park' are a short drive. Viewing comes highly recommended. Call 01656 750764 to arrange a viewing.

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## Accommodation

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### Entrance Porch

Enter via UPVC double glazed door into porch. UPVC tongue and groove ceiling and wall. UPVC double glazed window. Fitted carpets. Door to Hallway.



### Hallway

UPVC double glazed door leading into hallway. Skimmed ceiling and paper walls. Radiator. Fitted carpets. Doors leading to all rooms.



### Lounge (14' 9" x 11' 0") or (4.49m x 3.36m)

Spacious lounge situated to the front with a large UPVC double glazed window with vertical blinds and radiator under, offering a lot of natural light. Skimmed ceiling with coving and light fittings. The focal point of the room is a brick mantle (the fire is not commissioned). Fitted carpets.



### Kitchen/ Breakfast Room (10' 10" x 8' 7") or (3.29m x 2.61m)

A fully fitted kitchen finished in white which includes a range of wall and base units with coordinating work surfaces and tiling to all splash back areas. Plumbing for washing machine. Stainless steel one and a half bowl sink and drainer with mixer taps. Space for table and chairs. Skimmed ceiling with spot lights. Vinyl flooring. Wall mounted valiant combination boiler. UPVC double glazed window over looking garden with vertical blinds. UPVC obscure glazed door leading to rear garden.





### Bedroom One (10' 11" x 9' 11") or (3.33m x 3.03m)

Situated to the front of the property with UPVC double glazed window with vertical blinds and radiator under. Skimmed ceiling and centre light. Fitted carpets. Wardrobes to remain.



### Bedroom Two (10' 11" x 9' 9") or (3.33m x 2.97m)

Situated to the rear of the property with UPVC double glazed window overlooking the generous garden with vertical blinds and radiator under. Skimmed ceiling and centre light. Fitted carpets. Wardrobes to remain.



### Bedroom Three (10' 11" x 8' 0") or (3.33m x 2.45m)

Situated to the side of the property with UPVC double glazed window with vertical blinds and radiator under. Skimmed ceiling and centre light. Fitted carpets. This room is versatile and currently being used as a dining room.



### Shower Room (7' 6" x 5' 6") or (2.28m x 1.67m)

Situated to the rear of the property with two obscure UPVC double glazed windows with vertical blinds. A three piece suite in white which includes a pedestal wash hand basin, WC and double shower cubicle. Skimmed ceiling and fully tiled walls. Radiator. Vinyl Flooring.



### Garden

The rear garden is spacious, flat, well maintained and fully enclosed. It is made up patio and turfed areas. There is a personnel door giving access to the garage.

The front is fully enclosed and landscaped with wrought iron gates leading to paved driveway and garage.



## Garage

Detached with up and over garage door. Power and electric laid on. Personnel door leading from the garage to the garden. An ideal space to keep your car, storage or workshop.

## Services

Mains electricity, mains water, mains gas, mains drainage

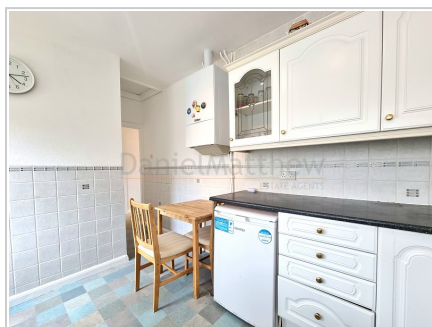
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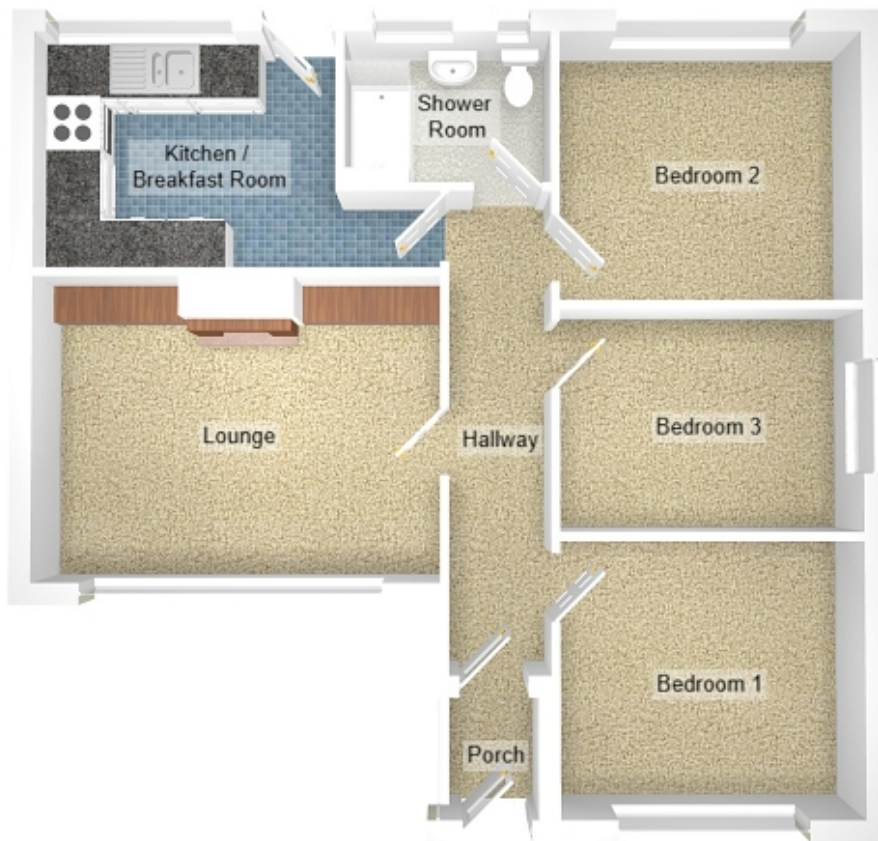
## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band C





*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.*