

27 Williams Crescent
Bryncethin
Bridgend County
CF32 9EJ

£185,000



- Three Bedroom Semi Detached
- Family Size Home
- Low Maintenance Garden To Front and Rear
- Off Road Parking For Several Vehicles
- No Onward Chain
- Popular Location
- Good Transport Links To M4 Junction
- Close To Local Amenities
- Call To Book Your Appointment.

Ref: PRA10643

Viewing Instructions: Strictly By Appointment Only



General Description

* POPULAR LOCATION * Daniel Matthew are pleased to offer this three bedroom semi detached family size home. Comprising hallway, lounge, kitchen/diner and cloakroom. To the first floor three bedrooms and family bathroom. Further benefits off road parking to accommodate several vehicles, low maintenance garden to front and rear. The property will be in need of updating, viewing are highly recommended to appreciate size and potential. Offered with NO ONWARD CHAIN. Call our team to arrange an appointment 01656 750764.

Accommodation



Hallway

Enter via UPVC double glazed obscured door into hallway, polystyrene tiled ceiling, papered walls, fitted carpet, radiator, wall mounted electric point and battery power for solar panel, stairs leading to first floor, doors leading into:-



Lounge (17' 11" x 10' 6") or (5.45m x 3.19m)

UPVC double glazed window to front aspect, UPVC double glazed sliding door to rear garden, polystyrene tiled ceiling, papered walls, fitted carpet, radiator, gas fire place which is no longer working and has been cut off.



Kitchen / Dining Room (17' 9" x 16' 2") or (5.41m x 4.94m)

Two UPVC double glazed window to front and rear aspect, UPVC double glazed door leading into inner hallway, polystyrene tiled ceiling, papered walls, understairs storage cupboard, fitted carpet to dining area, vinyl flooring to kitchen area, tiled splashback, a range of matching wall and base units with complimentary work surfaces, space for fridge/freeze and dishwasher or tumble dryer, plumbing for washing machine, electric double oven, four ring electric hob with extractor fan.

Inner Hallway

UPVC double glazed door leading to WC, Aluminium door leading to large rear garden, brick walls, tiled flooring.



WC

Recently fitted downstairs WC, aluminium window to side aspect, panelled ceiling, panelled walls, wood effect laminate flooring, low level WC.

Landing

UPVC double glazed window to rear aspect, polystyrene tiled ceiling, papered walls, fitted carpet, radiator, built in cupboard housing newly fitted combination boiler.



Bedroom One (11' 2" x 10' 6") or (3.41m x 3.21m)

UPVC double glazed window to front aspect, polystyrene tiled ceiling, papered walls, fitted carpet, radiator, built in cupboard.



Bedroom Two (11' 8" x 10' 6") or (3.55m x 3.19m)

UPVC double glazed window to front aspect, polystyrene tiled ceiling, papered walls, fitted carpet, radiator, built in cupboard.



Bedroom Three (8' 9" x 7' 2") or (2.66m x 2.18m)

UPVC double glazed window to rear aspect, polystyrene tiled ceiling, papered walls, fitted carpet, radiator, built in cupboard.

Bathroom (6' 5" x 6' 5") or (1.95m x 1.95m)

UPVC double glazed obscured window to side aspect, polystyrene tiled ceiling, tiled walls, vinyl flooring, low level WC, pedestal wash hand basin, non slip walk in shower with newly fitted electric shower overhead.



Outside

Front - Driveway, stone chippings, pathway leading to front door, brick boundary wall.

Side - Continuation of driveway leading to large rear garden, brick boundary wall.

Rear - a larger than average rear garden, ideal for a family. large patio area, steps leading down to stone chippings area, brick and fenced boundaries, metal shed to remain, two brick storage sheds.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C80

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B



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.

