

24 Cwrt Garreg  
Bridgend  
CF31 4EU

£269,950



- THREE BEDROOM DETACHED WITH GARAGE
- MASTER WITH ENSUITE
- SHOWHOME PRESENTED THROUGHOUT
- LANDSCAPED GARDEN BY EWENNY GARDEN CENTRE
- SINGLE GARAGE WITH POTENTIAL LOFT SPACE & DRIVEWAY
- NHBC REMAINING
- DOWNSTAIRS CLOAKROOM
- 360 VIDEO TOUR TO VIEW
- CLOSE TO LOCAL AMENITIES
- CALL TODAY ON 01656 750764

Ref: PRA10601

Viewing Instructions: Strictly By Appointment Only

## General Description

\* Three Bedroom Detached 360 Video Tour To View \* Daniel Matthew Estate Agents are pleased to offer this well presented three bedroom detached situated on the popular Morgan's Meadow site. Comprising hallway, lounge, kitchen/diner and cloakroom. To the first floor three bedrooms with ensuite to main bedroom and family bathroom. Further benefits off road parking, single garage, landscaped rear garden, Call our team to arrange a viewing on 01656 750764.

## Accommodation



### Hallway

Enter via composite door into hallway, plain walls, luxury vinyl tile flooring, staircase leading to first floor, understairs storage cupboard, radiator, storage cupboard housing electric consumer unit and fibre broadband, doors leading into;-



### Lounge (16' 0" x 10' 2") or (4.87m x 3.10m)

Beautiful lounge with a bespoke media wall and built in storage either side making this a lovely feature and has Two UPVC double glazed windows to front and side aspect, plain ceiling, plain walls, luxury vinyl tile flooring and radiator.



### Kitchen / Dining Room (16' 0" x 10' 6") or (4.87m x 3.20m)

Two UPVC double glazed windows to front and side aspect, UPVC double glazed French doors with side panels leading to a beautiful landscaped rear garden, plain ceiling, plain walls, luxury vinyl tile flooring, tiled splashback, a range of matching wall and base units with complimentary worksurfaces, stainless steel sink with drainer and mixer tap, electric oven, four ring gas hob and extractor fan, wall mounted combi boiler, integrated fridge/freezer, dishwasher and washing machine, space for dining table and chairs, radiator.



### Cloakroom/w.c (6' 4" x 2' 11") or (1.92m x 0.90m)

Plain ceiling with extractor fan, plain walls, luxury vinyl tile flooring, two piece white suite comprising low level WC and corner pedestal wash hand basin, radiator.





## Landing

Plain ceiling, loft access, plain walls, fitted carpet, radiator, doors leading into;-



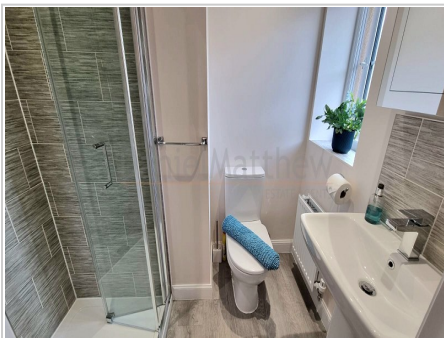
## Bathroom (6' 11" x 6' 3") or (2.10m x 1.90m)

UPVC double glazed obscured window to side aspect, plain ceiling with extractor fan and spotlights, plain walls, luxury vinyl tile flooring, radiator, three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mains over head shower and mixer tap, radiator.



## Bedroom One (12' 9" Max x 9' 11" Min) or (3.88m Max x 3.03m Min)

Two UPVC double glazed windows to front and side aspect, plain ceiling, plain walls with papered feature walls, fitted carpet, built in fitted wardrobes, door leading into ensuite.



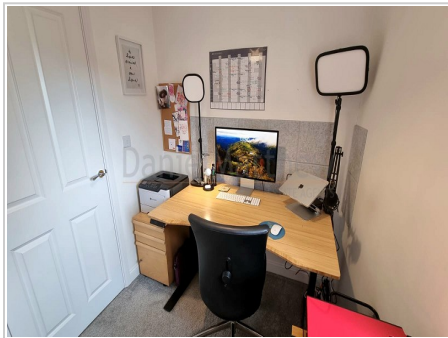
## En Suite (6' 8" x 4' 8") or (2.03m x 1.43m)

UPVC double glazed obscured window to front aspect, plain ceiling with spot lights and extractor fan, plain walls, luxury vinyl tile flooring, radiator, three piece suite comprising low level WC, pedestal wash hand basin, shower cubicle with mains overhead shower.



## Bedroom Two (10' 6" Min x 8' 8") or (3.21m Min x 2.63m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, radiator and space for storage.



## Bedroom Three (7' 2" x 6' 10") or (2.19m x 2.08m)

UPVC double glazed window to side aspect, plain ceiling, plain walls, fitted carpet, radiator.

---

## Garage (19' 9" x 10' 0") or (6.02m x 3.06m)

Up and over door, power and lighting. Pitched roof which ideal for more storage.

---



## Outside

Front- Decorative stones and path access to the front of the property.

Side- Decorative slate with plants and side drive with space for two cars and access to the garage, side gate access to the garden.

Rear - Beautifully Landscaped by Ewenny Garden Centre brick and fenced boundaries, side gate access leading onto driveway, porcelain paved patio area, artificial lawn, extra space behind garage with power, raised sleeper beds perfect for foil age, outside tap with a cold/hot water feed, space for a shed/greenhouse

and this garden is a must to view.

Garage- Up and over door with power and light, potential to make garage loft storage.

---

## Services

Mains water, mains electricity, mains gas, mains drainage

EPC Rating: B83

## Tenure

We are informed that the tenure is Freehold

## Council Tax

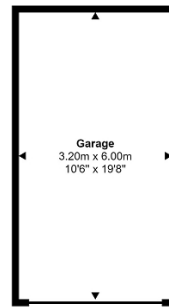
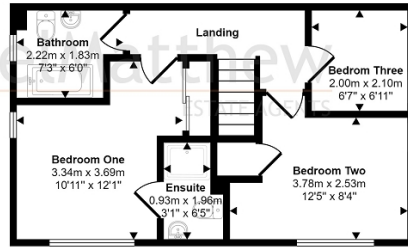
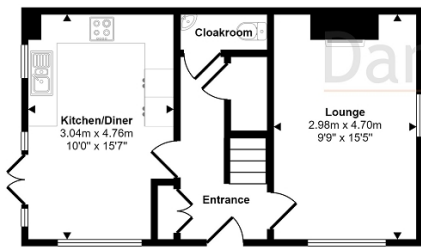
Band D

---





Approx Gross Internal Area  
97 sq m / 1043 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

*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.*