

50 Picton Gardens
Bridgend
CF31 3HJ

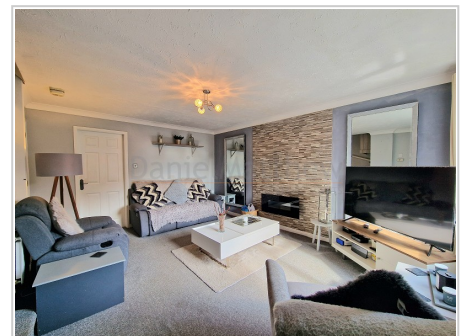
£250,000



- Three Bedroom Detached
- Cloakroom
- Off Road Parking
- Garden To Front and Rear
- Tucked Away at The Head of A Cul-De-Sac
- Walking Distance To Local Shops
- Good Transport Links
- Viewings Highly Recommended

Ref: PRA10683

Viewing Instructions: Strictly By Appointment Only



General Description

* Tucked Away * Daniel Matthew are pleased to offer for sale this three bedroom detached property, tucked away at the head of the cul-de-sac. Comprising cloakroom, lounge and kitchen/diner. To the first floor three bedrooms and family bathroom. Further benefits off road parking, garden to front and rear. Within walking distance to local amenities and good transport links. Viewings are highly recommended, call our team to arrange an appointment 01656 750764.

Accommodation

Entrance

Enter via door to hallway, comprising textured ceiling, plain walls, radiator, door to further rooms.



Cloakroom/w.c

UPVC double glazed obscured window to side aspect, textured ceiling, tiled walls, low level WC, tiled flooring, wash hand basin.



Lounge

UPVC double glazed window to front aspect, textured ceiling, plain walls with feature wall, radiator, stairs to first floor, carpet flooring, door to lounge/diner.



Kitchen/ Diner

UPVC double glazed window to rear aspect, UPVC double glazed French doors leading to rear garden. Matching wall and base units, stainless steel sink/drainage, plumbing for washing machine and dishwasher, space for fridge/freezer, integrated hob and oven. Textured ceiling, plain walls with splashback, tiled flooring, radiator.

Landing

UPVC double glazed window to side aspect, textured ceiling, plain walls, carpet flooring, doors to all first floor rooms.



Bedroom One

UPVC double glazed window to front aspect, textured ceiling, plain walls with featured wall, carpet flooring, radiator, fitted wardrobes.



Bedroom Two

UPVC double glazed window to rear aspect, textured ceiling, plain walls, carpet flooring, radiator.



Bedroom Three

UPVC double glazed window to rear aspect, textured ceiling, plain walls, carpet flooring, radiator.



Bathroom

UPVC double glazed obscured window to side aspect, textured ceiling, plain walls with tiled splashback, low level WC, pedestal wash hand basin, panelled bath with shower over, heated towel rail.



Outside

Front - Off road parking to the front of the property, space for storage shed, decorative gravel with stepping stones, side access leading to the rear.

Rear - Fenced boundaries, decking area, laid to artificial grass, pagoda.

Services

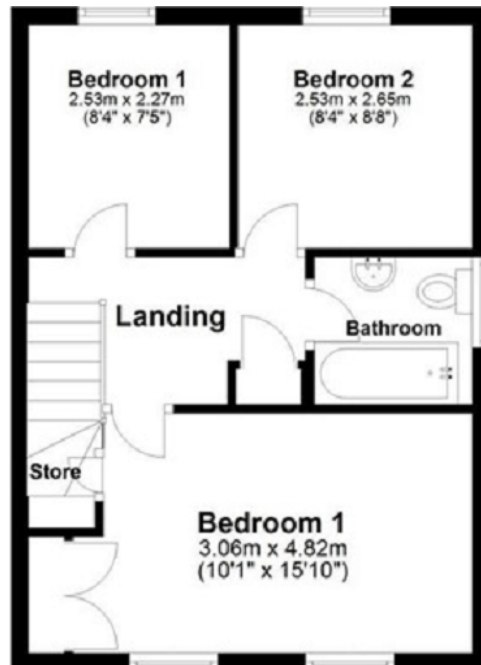
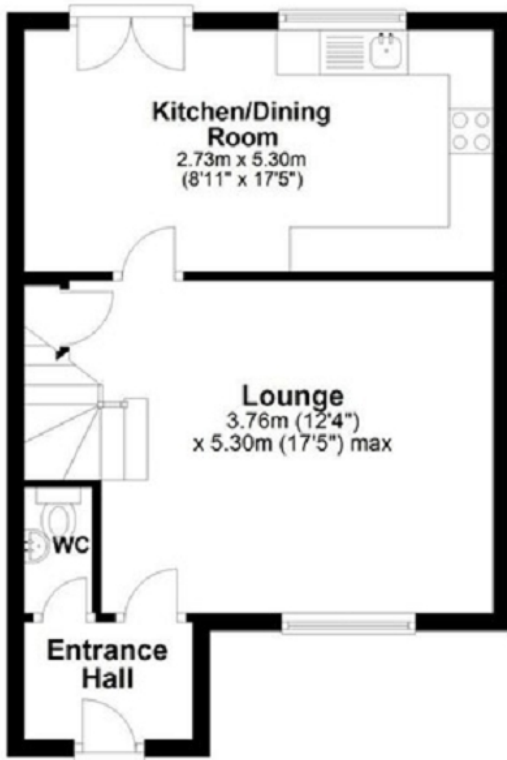
Mains electricity, mains water, mains drainage, mains gas

Tenure

We are informed that the tenure is Freehold

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.