

18 Bakers Way,  
Bryncethin,  
Bridgend County.  
CF32 9RJ

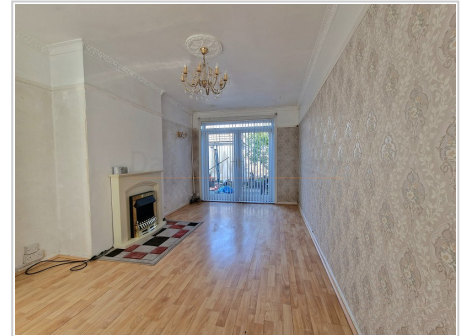
£185,000



- Three Bedroom End Terraced
- Off Road Parking
- Downstairs Wet Room
- Conservatory
- Family Size Home
- Good Transport Links
- Close To Local Amenities
- Call To Arrange A Viewing

Ref: PRA10698

Viewing Instructions: Strictly By Appointment Only



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## General Description

\* POPULAR LOCATION \* Daniel Matthew are pleased to offer this three bedroom end terraced family size home. Comprising hallway, lounge, kitchen, conservatory and wet room. 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.

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## Accommodation

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### Hallway

Composite door, plain ceilings, papered walls, laminate flooring stairs leading to first floor.

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**Lounge (17' 07" Max x 9' 08" Max) or (5.36m Max x 2.95m Max)**

UPVC window to front aspect, UPVC French doors to rear, plain ceilings, papered walls, laminate flooring, radiator.

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**Kitchen (17' 06" Max x 13' 08" Max) or (5.33m Max x 4.17m Max)**

UPVC window to front and rear aspect, plain ceilings, plain walls with tiled splash back, tiled flooring. Range of wall and base units with complimentary worktops. Space for fridge freezer, plumbing for washing machine, integrated hob and oven. Doors leading to

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### Inner Hallway

UPVC door leading to garden, UPVC window to side aspect, plain ceiling, plain walls, tiled flooring, radiator. Wall cupboards and inspection hatch.

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**Shower Room / WC**

UPVC obscured window to rear aspect, plain walls, tiled ceilings, tiled flooring, shower, low level w.c, pedestal sink.

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Conservatory (11' 08" Max x 10' 03" Max) or (3.56m Max x 3.12m Max)

UPVC built, dwarf wall, plain walls, laminated floor, radiator.

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## Landing

UPVC window to rear, plain ceiling, papered walls, carpeted flooring, attic access doors leading to

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Bedroom One (9' 08" Max x 11' 11" Max) or (2.95m Max x 3.63m Max)

UPVC window to front aspect, plain ceiling, papered walls, carpeted flooring, radiator, storage cupboard

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Bedroom Two (8' 06" Max x 9' 03" Max) or (2.59m Max x 2.82m Max)

UPVC window to front aspect, textured ceiling, papered walls, carpeted flooring, radiator. Storage cupboard.

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Bedroom Three (8' 04" Max x 6' 04" Max) or (2.54m Max x 1.93m Max)

UPVC window to side aspect, plain ceilings, plain walls, carpeted floor, radiator.

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## Outside

Wrap around garden comprising of patio area, wall boundaries and paving.

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## Services

Mains electricity, mains water, mains gas, mains drainage

## Tenure

We are informed that the tenure is Freehold



*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.*