

8 Chiswick Close
Cefn Glas
Bridgend County
CF31 4RA

£205,000



- Three Bedroom Semi Detached
- Kitchen / Dining Room
- Family Bathroom
- Driveway Leading To Garage
- Cul-De-Sac Location
- Spacious Tiered Garden
- No Ongoing Chain
- Short Distance To Bridgend Town Centre
- Viewing Recommended
- Easy Access To A48 & M4

Ref: PRA10703

Viewing Instructions: Strictly By Appointment Only



General Description

OFFERED WITH NO ONGOING CHAIN This three bedroom semi detached property with a driveway and garage is ideally situated at the head of a cul-de-sac in a popular part of Cefn Glas. Bridgend Town centre, train station, schools and amenities are all a short distance away. Easy access for commuting to the A48 and M4. The property comprises entrance hall, lounge and kitchen / dining room. To the first floor are three bedrooms and a family bathroom. The combination boiler was installed in 2023. The rear garden is spacious and tiered with separate areas of garden, there is access via the side of the property to the front and a brick shed on second level of garden for storage. An ideal purchase for a first time buyer, family or investment buy. Call 01656 750764 to arrange a viewing.

Accommodation

Entrance Porch

Enter via a sliding UPVC door into porch. Door leading into hall.



Hallway

Skimmed walls. Radiator. Carpeted staircase leading to first floor. Under stairs storage cupboard which houses the electric and gas meters. Doors to first floor rooms.



Lounge (12' 11" x 10' 3") or (3.93m x 3.13m)

A spacious room with skimmed walls and ceiling plus coving. Large UPVC double glazed window to the front with vertical blinds to remain and radiator under. Laminate flooring. The focal point of the room is the mantle piece with inset electric fire.



Kitchen/ Diner (16' 8" x 11' 0") or (5.08m x 3.36m)

A fully fitted kitchen which includes a range of wall and base units to include inset draws, coordinating work surface, stainless steel one and a half bowl sink with mixer taps. Tiling to splash back areas. Integrated electric oven and hob with extractor over. Plumbing for washing machine. Slimline dishwasher, fridge and freezer to remain. Skimmed ceiling with spot lights and tiled floor. Wall mounted combination boiler. UPVC double glazed window over looking rear garden. UPVC door out to the side of the property. Space for table and chairs.



Landing

Artexed and coved ceiling with access. Fitted carpets. UPVC double glazed window to elevation. Storage cupboard with shelving and radiator. Doors off to first floor rooms.



Bedroom One (13' 3" x 9' 5") or (4.03m x 2.88m)

Situated to the front of the property with UPVC double glazed window with radiator under. Artexed and coved ceiling. Fitted carpets.



Bedroom Two (10' 3" x 9' 5") or (3.12m x 2.88m)

Situated to the rear of the property with UPVC double glazed window over looking the garden with radiator under. Built in wardrobes. Artexed and coved ceiling. Fitted carpets.



Bedroom Three (8' 5" x 6' 11") or (2.56m x 2.11m)

Situated to the front of the property with UPVC double glazed window with radiator under. Artexed and coved ceiling. Fitted carpets.



Bathroom (6' 11" x 5' 5") or (2.12m x 1.65m)

A three piece suite in white which includes a panelled bath with shower over, pedestal wash hand basin and WC. Fully tiled walls. Heated towel rail. Vinyl flooring. Obscure UPVC double glazed window to the rear.



Garden

The rear garden is tiered. It includes a patio area with steps leading to a paved area with railings, brick storage building and further steps leading to a lawn area. There is access via the side leading to the driveway and garage.

The front garden is open plan with lawn and mature shrubs.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D68

Tenure

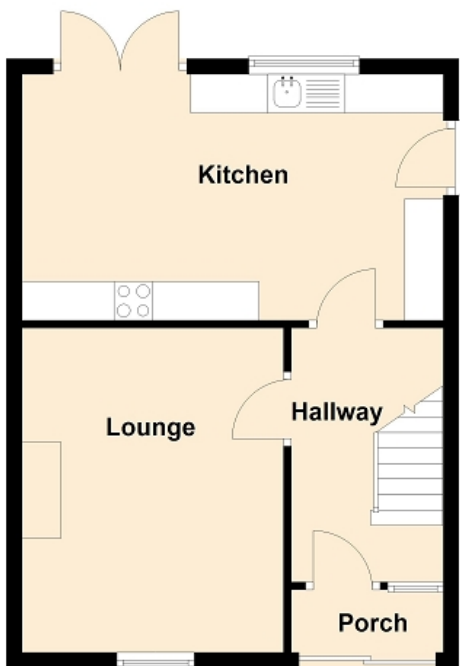
We are informed that the tenure is Freehold

Council Tax

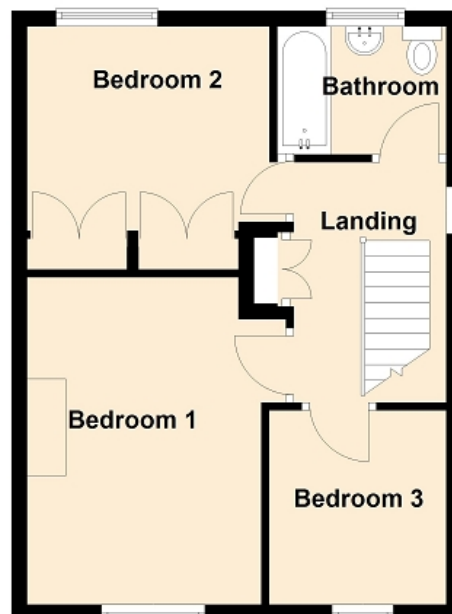
Band C



Ground Floor



First Floor



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.

