

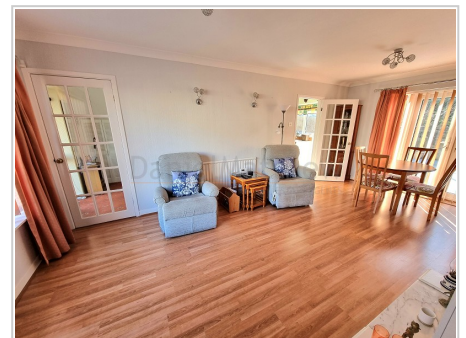
1 Park Court Road
Bridgend
CF31 4BP

£240,000



- SEMI DETACHED PROPERTY
 - THREE BEDROOMS
 - DRIVEWAY
 - RECENTLY FITTED SHOWER ROOM
 - NO ONGOING CHAIN
 - FRONT & REAR GARDEN
 - WALKING DISTANCE TO NEWBRIDGE FIELDS
 - CLOSE TO LOCAL SHOPS, AMENITIES AND BRIDGEND TOWN CENTRE
 - GENEROUS LOUNGE/DINING ROOM
 - CALL TODAY ON 01656 750764 TO BOOK A VIEWING
- Ref: PRA10862**

Viewing Instructions: Strictly By Appointment Only



General Description

**** NO CHAIN, IN WALKING DISTANCE TO NEWBRIDGE FIELDS **** Daniel Matthew Estate Agents are pleased to offer for sale this generous three bedroom semi detached house is located in the desirable area of Park Court Road which lies adjacent to Newbridge Fields and is offered with no going chain. The property comprises to the ground floor, porch, hallway, lounge/diner and kitchen. To the first floor three bedrooms and recently fitted shower room. Further benefits are front garden with driveway and side gate leading to enclosed low maintenance rear garden which has recently had a new large patio area laid. Property is local to Bridgend Town Centre, local amenities, shops, great school catchment, easy access to the Broadlands estate to enjoy the local amenities and bus routes are located a short walk away. Viewing's are highly recommended, please call 01656 750764.

Accommodation



Entrance Porch (4' 2" x 3' 1") or (1.28m x 0.95m)

Enter via UPVC double glazed obscured door into Porch, obscured glass panels, tiled flooring, UPVC double glazed obscured door leading into hallway.



Hallway

Papered ceiling with coving, papered walls, fitted carpet, radiator, staircase leading to first floor, under stairs storage, doors leading into;-



Lounge/Diner (19' 8" x 11' 5") or (6.00m x 3.48m)

UPVC double glazed window to front aspect, UPVC double glazed patio doors leading to low maintenance enclosed rear garden, plain ceiling with coving, papered walls, wood effect laminate flooring, radiator, space for dining table and chairs.



Kitchen (12' 1" x 9' 7") or (3.68m x 2.93m)

Two UPVC double glazed windows to rear and side aspect, UPVC double glazed obscured door leading to rear garden, wooden panelled ceiling, papered walls, tiled splashback, tiled flooring, a range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob, integrated under counter fridge and freezer, washing machine to remain, radiator.



Landing

UPVC double glazed window to front aspect, plain ceiling with coving, papered walls, fitted carpet, doors leading into;-



Bedroom One (12' 4" Max x 10' 6") or (3.76m Max x 3.21m)

UPVC double glazed window to front aspect, plain ceiling, plain walls with paper boarder, fitted carpet, radiator, wardrobes to remain.



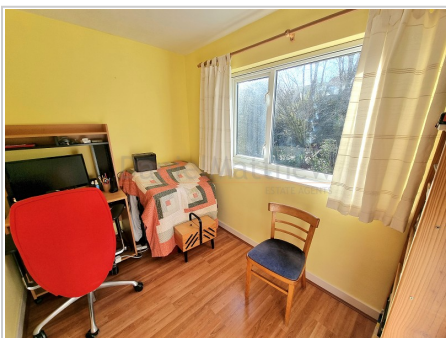
Shower Room (5' 9" x 5' 7") or (1.75m x 1.70m)

Recently fitted, UPVC double glazed obscured window to side aspect, plain ceiling and coving, tiled walls, vinyl non slip flooring, low level WC, pedestal wash hand basin, walk in shower with electric shower, radiator.



Bedroom Two (12' 4" x 8' 9") or (3.75m x 2.67m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls with paper boarder, wood effect laminate flooring, radiator, wardrobes to remain, storage cupboard housing wall mounted combination boiler.



Bedroom Three (8' 11" x 6' 4") or (2.71m x 1.94m)

UPVC double glazed window to rear aspect, plain ceiling with loft access, plain walls, wood effect laminate flooring.



Outside

Front - Large Driveway, laid to lawn area, brick boundaries, pathway leading to Porch, side gate leading to enclosed rear garden.

Rear - Recently fitted large patio area, brick boundaries, shed to remain, an ideal low maintenance garden.

Services

Mains electricity, mains water, mains gas, mains drainage

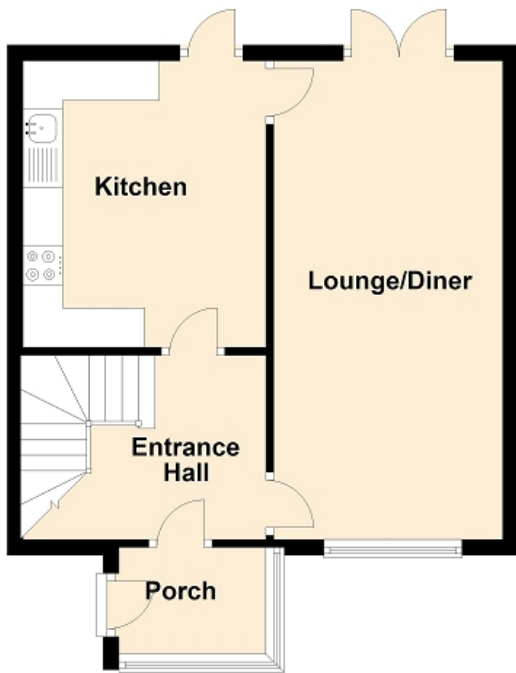
Tenure

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.