

17 Crescent Road
Sarn
Bridgend County
CF32 9PB

£165,000



- THREE BEDROOM PROPERTY
- LOUNGE
- KITCHEN/DINER
- WC/STORAGE AREA
- THREE BEDROOMS
- FAMILY BATHROOM
- NO CHAIN AND IN NEED OF MODERNISING
- CORNER PLOT GARDEN AND ENCLOSED COURTYARD
- FRONT DRIVE AND SIDE GATE ACCESS
- CLOSE TO AMENITIES AND M4 ACCESS

Ref: PRA10932

Viewing Instructions: Strictly By Appointment Only

General Description

* GENEROUS CORNER PLOT * Daniel Matthew are pleased to offer this three bedroom semi detached family home. Comprising hallway, lounge, kitchen/diner. and i downstairs WC. To the first floor three bedrooms and family bathroom. Further benefits off road parking,, garden to front and side. 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.

Accommodation



Entrance

Enter via UPVc door into hallway, plain walls, textured ceiling, carpet flooring and ccess to staircase and ground floor rooms.



Lounge (16' 1" x 12' 0") or (4.90m x 3.67m)

UPVC window to front and rear aspect, papered walls, textured ceiling, carpet flooring, radiator and gas fire back boiler.



Kitchen/ Diner (16' 1" x 15' 7") or (4.90m x 4.76m)

UPVC double glazed window to rear/front and side aspect, with base units with worktops, stainless steel sink and mixer tap, space for a cooker, space for a washing machine, papered walls, textured ceiling, vinyl flooring, under stairs storage and radiator.



Inner Hallway

Inner hallway with access to garden and courtyard via the two UPVC double glazed doors, storage area and separate WC, plain walls and vinyl flooring.



Landing

Rear UPVC double glazed window to rear aspect, papered walls, textured ceiling, carpet flooring and access to first floor rooms.



Bedroom One (16' 1" x 11' 0") or (4.90m x 3.35m)

Two UPVC window to front aspect, papered walls, textured ceiling, carpet flooring, radiator.



Bedroom Two (12' 6" x 8' 11") or (3.80m x 2.71m)

UPVC window to front aspect, plain walls, textured ceiling, carpet flooring, radiator.



Bedroom Three (9' 5" x 6' 11") or (2.87m x 2.11m)

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



Bathroom (8' 10" x 4' 9") or (2.70m x 1.45m)

Rear UPVC window to rear aspect, plain and tiles walls, textured ceiling, three piece suite comprising bath with electric shower over, low level WC, pedestal wash hand basin and radiator.



Outside

Rear- Secure courtyard with wall boundary and laid to patio.

Mature corner plot garden with wall boundary, side gate access, front gate access to the drive, laid to lawn, mature bushes, foil age and trees make this a lovely garden.

Other Information

Non Standard Construction

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

EPC Rating: E43

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B



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.