

40 St Marie Street
Bridgend
Bridgend County
CF31 3EE

£250,000



- Well Presented Three Bedroom Semi Detached
- Downstairs Showers Room
- Two Separate Reception Rooms
- Fitted Kitchen Overlooking The Garden
- Upstairs Bathroom
- Beautifully Presented Rear Garden
- Off Road Parking
- Walking Distance to Town, Schools & Train Station
- Popular Sought After Location
- Viewing Comes Highly Recommended

Ref: PRA10950

Viewing Instructions: Strictly By Appointment Only



General Description

IMMACULATELY PRESENTED WITH A BEAUTIFUL GARDEN Daniel Matthew are pleased to offer for sale this three bedroom semi detached home situated in a well regarded location of Bridgend and offering easy access to Bridgend town centre and walking distance to the train station. Close proximity of Old Castle Primary School and Brynteg Secondary School. This property is presented to a high standard and an ideal family home. The property comprises of a spacious entrance hallway, shower / cloakroom, two separate reception rooms and a fitted kitchen, three double bedrooms and family bathroom. The rear garden is fully enclosed and there is side access to the garden and driveway for off street parking. Early viewing comes highly recommended, contact 01656 750764

Accommodation



Entrance Hallway

Enter via the side of the property via a UPVC double glazed door into the spacious hallway. Papered walls and ceiling with coving and dado rail. Laminate flooring. Radiator. Staircase off to first floor. Doors to ground floor rooms.



Shower Room / WC (6' 11" x 4' 4") or (2.11m x 1.31m)

A three piece suite which includes a cubicle shower, WC and wash hand basin built in a vanity unit. Tiling to splash back areas. Laminate flooring. Artexed and coved ceiling. UPVC window with blind.



Dining/Family Room (10' 6" x 10' 4") or (3.19m x 3.16m)

Situated to the front of the property with a UPVC double glazed window with blinds. Artexed and coved ceiling with laminate flooring. Radiator.



Lounge (13' 9" x 11' 8") or (4.19m x 3.56m)

A good size room situated to the front of the property with a UPVC double glazed window with blinds. Artexed and coved ceiling with laminate flooring. Radiator. Chimney breast with mantle piece and space for fire. Door leading into kitchen.



Kitchen (11' 8" x 6' 4") or (3.55m x 1.93m)

Situated to the rear of the property with UPVC part double glazed door and UPVC window with blind over looking the beautiful rear garden. The kitchen is fully fitted to include a range of wall and base units to include inset draws and coordinating work surfaces with a stainless steel sink and drainer with a mixer tap. Tiling to splash back areas. Integrated electric oven and hob with extractor over and integrated low level fridge with separate freezer. Plumbing for washing machine. Artexed and coved ceiling with spot lights and laminate flooring.



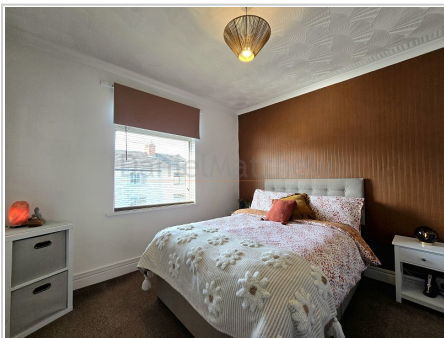
Landing

Staircase with a UPVC double glazed window to first floor with fitted carpets. The spacious landing has artexed and coved ceiling with loft access with pull down ladder, light and part boarded. Radiator. UPVC double glazed window to side elevation. Fitted carpets. Doors leading to first floor rooms.



Bedroom One (11' 9" x 11' 3") or (3.57m x 3.42m)

Situated to the front of the property with UPVC double glazed window and blinds. Artexed and coved ceiling. Built in wardrobes. Radiator. Fitted carpets.



Bedroom Two (10' 7" x 10' 2") or (3.22m x 3.10m)

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



Bedroom Three (9' 10" x 8' 10") or (3.0m x 2.69m)

Situated to the rear of the property overlooking the garden with UPVC double glazed window and blinds. Artexed and coved ceiling. Built in wardrobes. Radiator. Fitted carpets.



Bathroom (6' 4" x 5' 9") or (1.94m x 1.75m)

Artexed and coved ceiling. Fully tiled walls with laminate flooring. Three piece suite in white comprising low level w.c. pedestal wash hand basin and panelled bath. Radiator and UPVC obscure double glazed window to rear of property.



Garden

The rear garden is fully enclosed with access via the side to the front. The garden backs onto to school and is presented very well, laid to lawn with wood decked and patio areas ideal for garden furniture and relaxing. Storage sheds to remain. Covered pergola area, great for shade. Door into property which would have been an old coal house.

The front is enclosed by wall with block pavia driveway with parking for approximately two vehicles. The front entrance is to the side of the property with a gate leading to the rear garden.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: E52

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.