

70 Longfellow Drive
Cefn Glas
Bridgend
Bridgend County
CF31 4PP

£235,000



- Three Bedroom Semi Detached Dormer Bungalow
- Lounge
- Separate Dining Room
- Fully Fitted Kitchen
- Modern Shower Room
- A very Generous Size Driveway
- Double Tandem Garage
- Nicely Presented
- OFFERED WITH NO ONGOING CHAIN



Ref: PRA10973

Viewing Instructions: Strictly By Appointment Only

General Description

OFFERED WITH NO ONGOING CHAIN & HUGE DRIVEWAY TO FRONT WITH DOUBLE TANDEM GARAGE / WORKSHOP This three bedroom semi detached dormer bungalow benefits from an excellent driveway and double tandem garage situated 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, kitchen, dining room, master bedroom and shower room. To the first floor are two further bedrooms. The rear garden is compact and low maintenance. There is access via the side of the property to the front. Call 01656 750764 to arrange a viewing.

Accommodation



Entrance Hallway

Enter via a UPVC front door into hallway. Skimmed walls and ceilings with coving. Radiator. Fitted carpets. Storage cupboard. Doors off the ground floor rooms.



Lounge (15' 7" x 10' 1") or (4.74m x 3.08m)

This light and airy spacious room is situated to the front of the property. There are three separate UPVC double glazed windows looking out onto the front. Skimmed and coved ceiling. Fitted carpets. Gas fire on a marble hearth. Radiator.



Bedroom One (12' 6" x 10' 1") or (3.81m x 3.07m)

Situated to the front of the property with two UPVC double glazed windows over looking the front with radiator under. Skimmed and coved ceiling. Fitted carpets. A range of built in mirror fronted wardrobes.



Dining Room (12' 7" x 8' 6") or (3.84m x 2.60m)

Situated to the rear of the property with a UPVC double glazed window over looking the garden. Skimmed ceiling with coving. Radiator. Fitted carpets. Staircase off to two bedrooms.



Shower Room (6' 7" x 5' 1") or (2.0m x 1.56m)

A nicely presented shower room which has been fitted with a sink and WC built into a vanity unit, double shower with glass screen. Fully Tiled. Heated towel rail. Vinyl flooring. Obscure UPVC double glazed window with roller blind.



Kitchen (12' 7" x 8' 7") or (3.84m x 2.62m)

Situated to the rear of the property with a UPVC double glazed window over looking the garden. The kitchen is fully fitted with a range of wall and base units to include inset draws and coordinating work surfaces with a stainless steel one and a half bowl sink with mixer tap. Integrated electric oven and hob, plumbing for washing machine and dishwasher. Skimmed ceiling with strip lighting. Radiator. UPVC part glazed door out onto the garden.

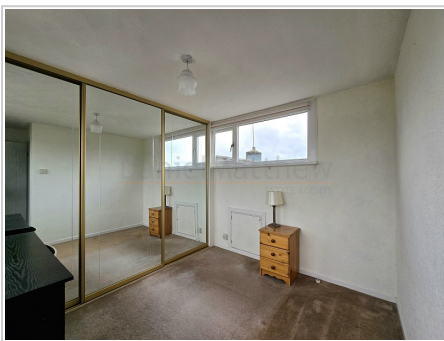
Landing

Carpeted staircase to first floor. Small carpeted landing.



Bedroom Two (12' 4" x 9' 0") or (3.75m x 2.75m)

Situated to the front. Two UPVC double glazed windows. Radiator. Build in mirror fronted wardrobes. Artexed ceiling. Fitted carpets.



Bedroom Three (9' 9" x 9' 0") or (2.97m x 2.75m)

Situated to the front. Two UPVC double glazed windows. Radiator. Build in mirror fronted wardrobes. Artexed ceiling. Fitted carpets. Access to eaves.



Garden

A small slabbed maintenance free enclosed rear garden. Access to personhole door into garage. Access via the side to front of the property.

The front of the property is enclosed and has a very large maintenance free paved area to park a number of vehicles. Driveway leading to double tandem garage.

Garage (31' 1" x 8' 4") or (9.48m x 2.54m)

Garage 5.70m x 2.54m

Workshop 3.61m x 2.54m

This tandem double garage is split into two sections which can be used as a garage plus a workshop area. This is an excellent addition to this property.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D64

Tenure

We are informed that the tenure is Freehold

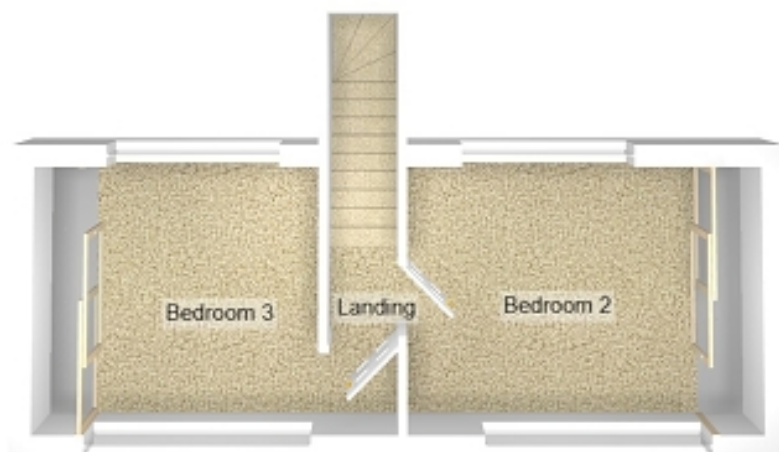
Council Tax

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.