

10 Daleside
Bryncethin
Bridgend
CF32 9AX

£315,000



- SPACIOUS THREE BEDROOM DETACHED
- THREE BEDROOMS AND BATHROOM
- LOUNGE
- KITCHEN/BREAKFAST ROOM
- CONSERVATORY
- BEAUTIFUL WRAP AROUND GARDEN
- GARAGE AND OUTBUILDING WITH UTILITIES
- BEAUTIFUL GARDEN IS A MUST TO VIEW
- POPULAR LOCATION OF BRYNCETHIN, CLOSE TO AMENITIES, SCHOOL CATCHMENTS AND AMENITIES

Ref: PRA11093

Viewing Instructions: Strictly By Appointment Only



General Description

THREE BEDROOM DETACHED FAMILY HOME WITH A BEAUTIFUL GARDEN Daniel Matthew Estate agents are pleased to offer for sale this beautiful family home which is situated in a popular part of Bryncethin giving easy access to the M4 at junction 36. Sarn railway station and Bryngarw country park are both a short distance away. To the ground floor - an entrance hallway, lounge, kitchen/breakfast room and spacious Conservatory. To the first floor three bedrooms and family bathroom. There is a beautiful wrap around private garden, garage and outbuilding. Local schools and amenities are within close proximity. To arrange a viewing on this property contact us on 01656 750764.

Accommodation



Entrance

Enter via UPVC door into hallway, plain walls, textured ceiling, carpet flooring, access to staircase and ground floor rooms,



Lounge

UPVC double glazed window to front aspect, plain walls, carpet flooring, textured ceiling, radiator, fireplace and access to the kitchen.



Kitchen/ Breakfast Room

Versatile Kitchen/breakfast room with access to the Conservatory and lounge, Range of wall and base units with complimentary worktops, tile splash back, plain and tile walls, stainless steel sink with mixer tap, integrated gas hob and electric oven with extractor over, UPVC French doors and window to rear aspect.



Conservatory

Spacious conservatory measuring with UPVC windows to side aspect and rear French doors out to the beautiful wrap around garden, conservatory roof, plain walls, laminate flooring and radiator.



Landing

Bright landing with side UPVC double glazed window, plain walls, textured ceiling, carpet flooring, attic hatch and access to first floor rooms.



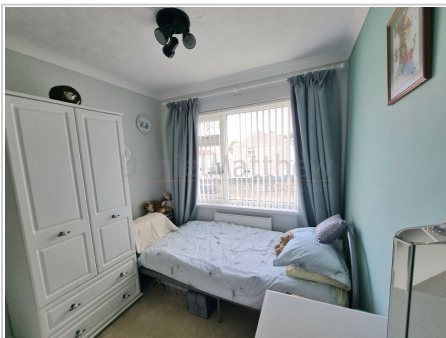
Bedroom One

UPVC double glazed window to front aspect, Range of beautiful fitted storage, dressing table and chest of drawers, plain walls, carpet flooring, textured ceiling, fitted wardrobes and radiator.



Bedroom Two

UPVC double glazed window to front aspect, plain walls, carpet flooring, textured ceiling, fitted wardrobes and radiator.



Bedroom Three

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



Bathroom

Two UPVC double glazed windows to rear aspect, three piece suite comprising panel bath with electric shower and side glass screen, Vanity unit low level WC, vanity unit wash and basin, tile walls and floor and textured ceiling and towel radiator.



Outside

FRONT- Wrap around garden with block paver drive, Mature bushes and gates to front aspect with laid to lawn.

Garden wraps around to side and area which makes this a beautiful loved and mature versatile garden, laid to lawn, laid to patio with wall boundaries.

Garage

Garage with up and over door with power and light.



Outbuilding

Brick out building with side door, power, light and water and ideal for storage and utilities.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D67

Tenure

We are informed that the tenure is Freehold

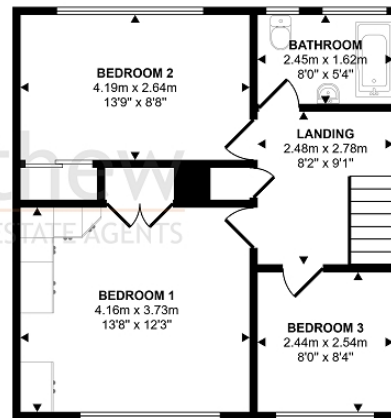
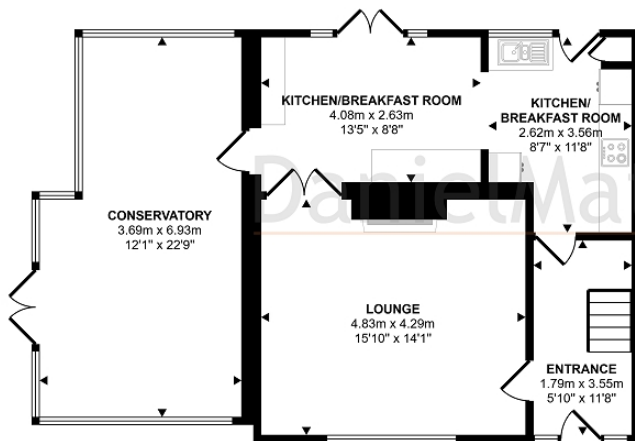
Council Tax

Band D





Approx Gross Internal Area
124 sq m / 1337 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.