26 Shelley Drive, Bridgend

£264,999 Freehold

CALL TODAY TO VIEW ON 01656 750764

DanielMatthew
ESTATE AGENTS

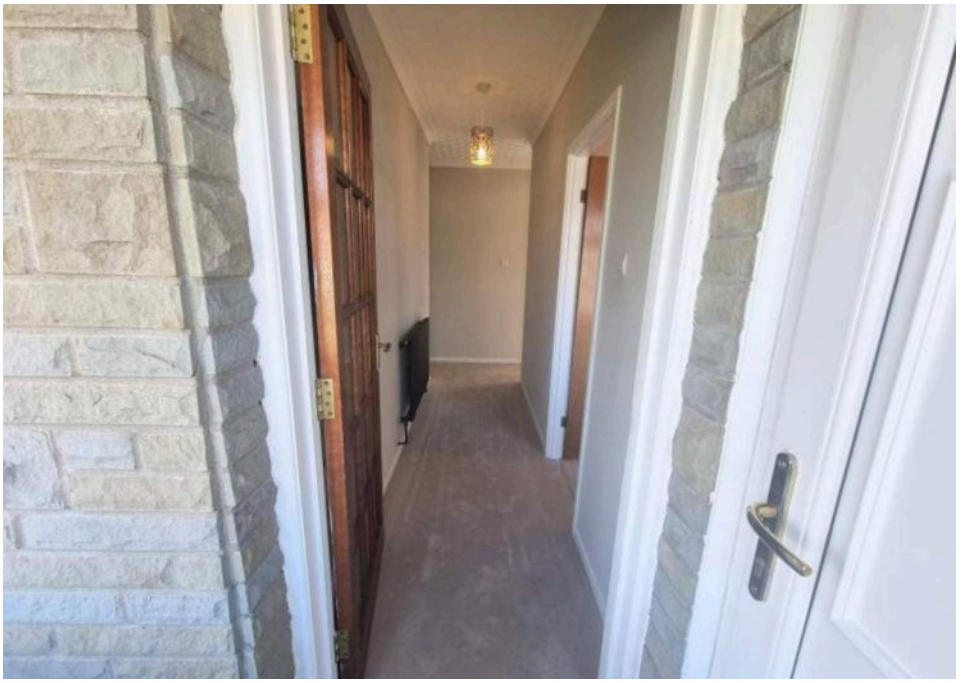
- SPACIOUS THREE BEDROOM SEMI DETACHED
- LOUNGE AND CONSERVATORY
- KITCHEN/DINER AND UTILITY
- TWO DOUBLE BEDROOMS AND SHOWER ROOM
- SPACIOUS DOUBLE BEDROOM AND BATHROOM ON THE FIRST FLOOR
- LARGE GARAGE WITH REMOTE DOOR
- NO CHAIN
- 360 TOUR A MUST TO VIEW
- DRIVE AND GARDEN TO FRONT AND REAR
- MUST TO VIEW

Deceptively spacious 3-bed bungalow in Cefn Glas can be expanded to 4 beds. Porch, lounge, kitchen/diner, utility, conservatory, shower room, garage, Arrange a viewing on 01656 750764.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Entrance Porch
Enter UPVC door into the porch, UPVC front aspect windows, panel ceiling and tile flooring.

Entrance Hallway
Hallway with plain walls, papered ceiling, radiator,carpet flooring, access to ground floor rooms and staircase access to the first floor.

Lounge
Hallway with plain walls, papered ceiling, radiator, carpet flooring, access to ground floor rooms and staircase access to the first floor.

Kitchen / Diner
UPVC double glazed windows to rear aspect overlooking the enclosed rear garden. Range of wall and base units with complimentary worktops, electric oven and hob with extractor over, stainless steel sink with mixer tap, breakfast bar area, space for a freestanding fridge/freezer, brand new free standing washing machine and dishwasher to remain, plain walls, plain ceiling, tile flooring, modern feature radiator.

Downstairs Shower Room
UPVC double glazed windows to rear aspect, three piece suite comprising shower enclosure, low level WC, vanity unit wash hand basin, tiled walls, textured ceiling, tiled flooring and radiator.

Bedroom Three
UPVC double glazed windows to front aspect, plain walls, plain ceiling, carpet flooring, storage cupboard and radiator.

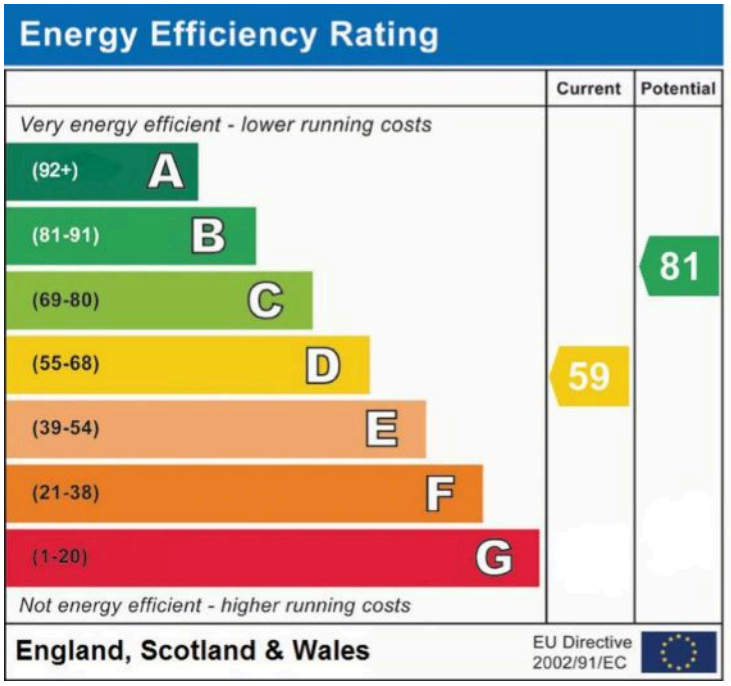
Bedroom One
UPVC double glazed windows to front aspect, plain walls, plain ceiling, carpet flooring and radiator.

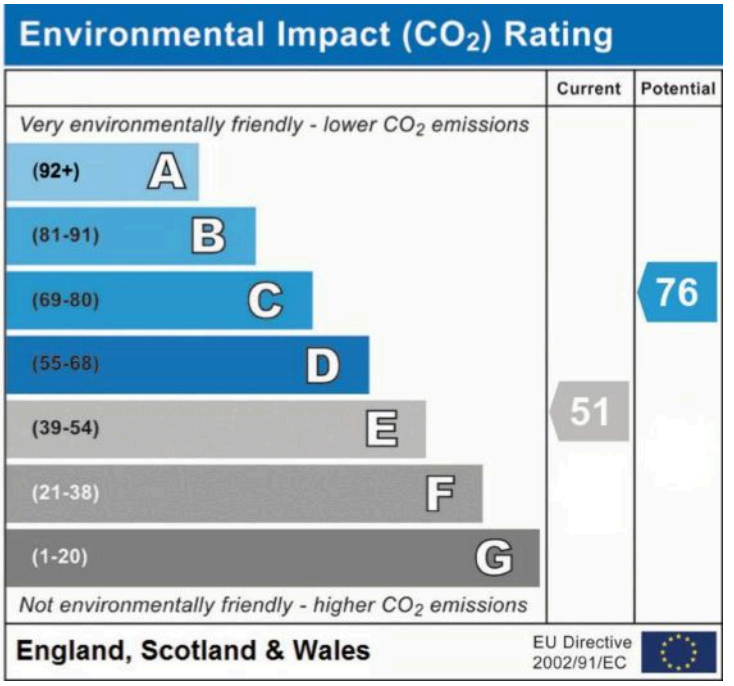
Bedroom Two
UPVC double glazed windows to front aspect, plain walls, papered ceiling, carpet flooring, storage cupboard and radiator.

Utility Room
UPVC double glazed windows to rear aspect, plain walls, plain ceiling, vinyl flooring, space for a tumble dryer, floor and base units with complimentary worktops.

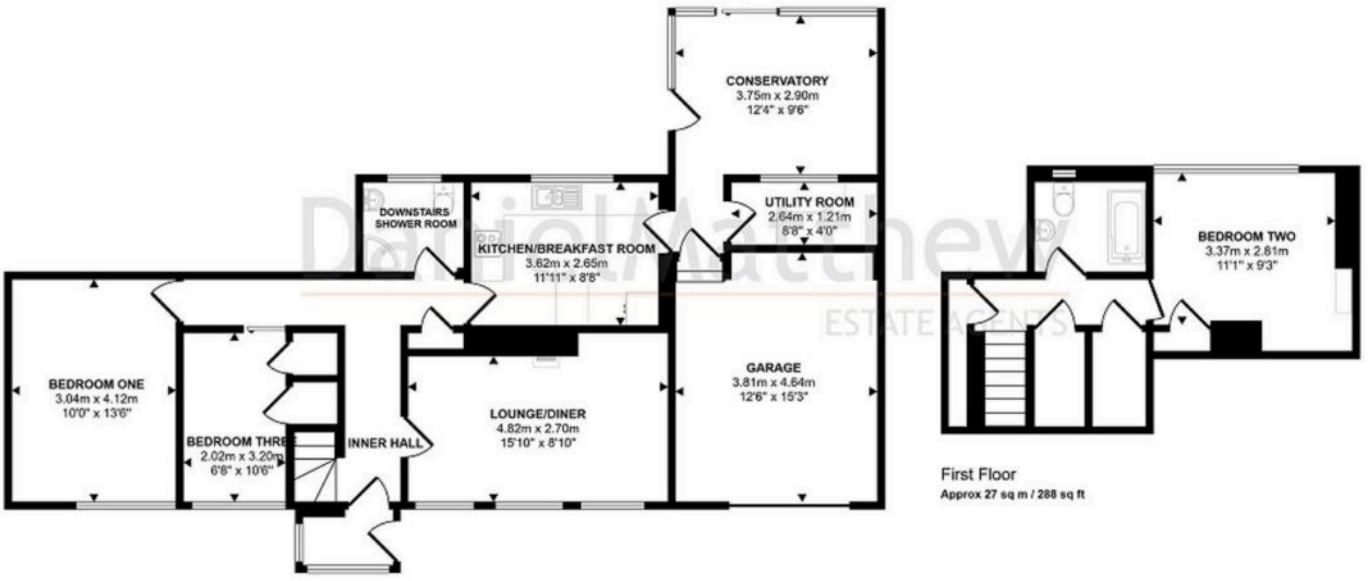
Conservatory
Conservatory with rear and side UPVC windows, side UPVC door and sliding doors to rear, plain walls, tile flooring and ploy carbonate roof.

Bathroom
UPVC double glazed windows to rear aspect, three piece suite comprising panel bath with shower and side glass screen, low level WC, pedestal wash hand basin, tiled walls, papered ceiling, vinyl flooring and radiator.





Approx Gross Internal Area
125 sq m / 1348 sq ft



First Floor
Approx 27 sq m / 288 sq ft

Ground Floor
Approx 98 sq m / 1060 sq ft

Denotes head height below 1.5m

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.

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