



85 Bakers Way, Bryncethin

£217,500 Freehold

THREE BEDROOM ON A SUBSTANTIAL CORNER PLOT • THREE BEDROOMS • SHOWER ROOM • OPEN PLAN LOUNGE/KITCHEN/DINER • CONSERVATORY • OUTHOUSE WITH UTILITY AREA • LARGE GARAGE WITH REMOTE DOOR • SOLD WITH NO ONGOING CHAIN • 360 TOUR TO VIEW • CLOSE TO SCHOOL CATCHMENTS, M4 ACCESS'S AND RAIL LINKS



Daniel Matthew presents an exceptional family home on a corner plot. Features include 3 bedrooms, spacious family room, conservatory, utility room, and large garage. Call 01656 750764 for details.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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Lounge

18' 1" x 8' 6" (5.51m x 2.59m)

Lounge with a UPVC double glazed window to front aspect, plain walls, textured ceiling, laminate flooring, radiator, bespoke marble fireplace inset and arch to conservatory. (potential to have a door into the lounge from the hall).

Kitchen

6' 9" x 7' 7" (2.06m x 2.31m)

Bright and spacious open plan kitchen/diner. Kitchen with a front and side UPVC window and rear door, Range of modern wall and base units, integrated gas hob with extractor over, raised double oven, space for a dishwasher, integrated fridge, tile splash back, stainless steel sink with mixer tap.



Dining Room

14' 4" x 9' 8" (4.37m x 2.95m)

UPVC double glazed window and door to rear aspect, perfect space for relaxing and dining with plain walls, storage cupboard, textured ceiling and laminate flooring.

Conservatory

11' 11" x 8' 0" (3.63m x 2.44m)

UPVC conservatory with side windows and UPVC french doors, ploy carbonate roof, plain walls, laminate flooring and radiator.

Landing

Landing with a rear UPVC double glazed window, plan walls, textured ceiling, caper flooring and storage cupboard housing the boiler.



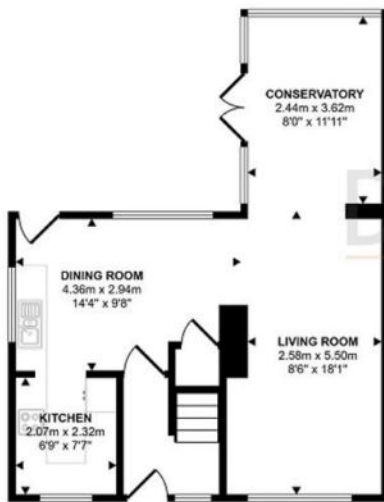
GARDEN

Spacious corner plot with gate access to the front with a front drive and space for multiple vehicles, access to the garage with fence boundary, this is a must to view to appreciate size and potential.





Approx Gross Internal Area
122 sq m / 1318 sq ft



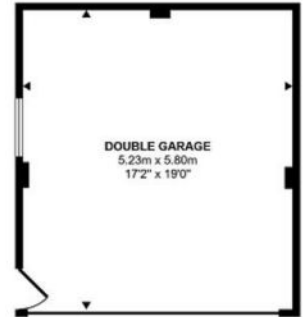
Ground Floor
Approx 48 sq m / 515 sq ft



First Floor
Approx 38 sq m / 414 sq ft



Outbuilding
Approx 6 sq m / 62 sq ft



Garage
Approx 30 sq m / 326 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.

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