



45 Maes Talcen, Bridgend, CF31 2LG

Price £249,950

Daniel Matthew Estate Agents are pleased to offer for sale this four bedroom link detached property. Property comprises porch, lounge, dining room, utility room with WC, kitchen, second reception room, to first floor master bedroom with en-suite, further three bedrooms and family bathroom. Enclosed rear garden, parking to front. Within walking distance to local amenities and schools. Close to motorway links. Ideal family home. Viewing recommended, call today to arrange an appointment.

Porch

Enter via UPVC double glazed door to front aspect, UPVC double glazed window to side aspect, plain ceiling, papered walls, carpet flooring. UPVC double glazed door leading to hallway.

Hallway

Textured ceiling, textured walls, carpet flooring, doors leading to downstairs rooms, stairs leading to first floor.

Lounge

16'2" x 12'2" (4.93m x 3.73m)

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



Dining Room

9'6" x 12'2" (2.92m x 3.73m)

UPVC double glazed patio doors to rear aspect, textured ceiling, papered walls, carpet flooring, radiator.



Rear Hallway

PVC double glazed door to side aspect, textured ceiling, coving, plain walls, doors leading to downstairs rooms, tiled flooring.

Utility/Cloakroom

UPVC obscure glazed window to rear aspect, textured ceiling, coving, papered walls, plumbing for washing machine, vanity sink unit, low level WC, radiator, tiled flooring.

Kitchen

14'0" x 7'3" (4.27m x 2.21m)

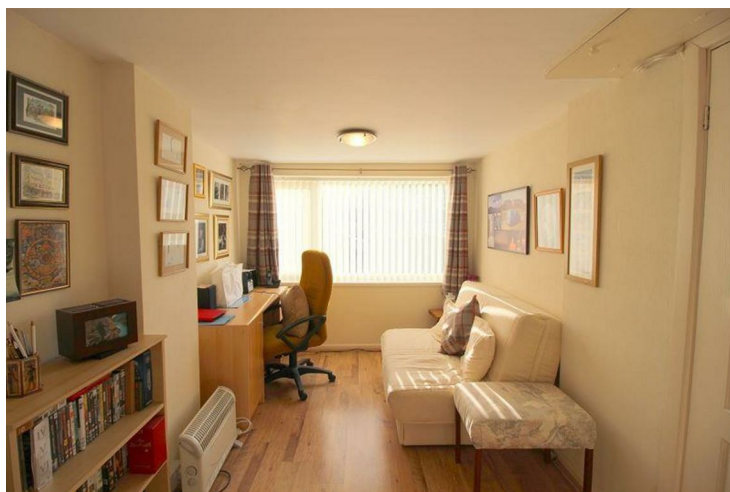
UPVC double glazed window to rear aspect, plain ceiling, papered walls, range of wall and base units with complementary work tops, stainless steel sink drainer with mixer tap, space for cooker and dishwasher, space for low level freezer, tiled splash back, tiled flooring.



Second Reception Room

12'11" x 7'6" (3.96m x 2.31m)

Converted garage, UPVC double glazed window to front aspect, plain ceiling, papered walls, storage cupboard, radiator, laminate flooring.



Landing

Textured ceiling, textured walls, carpet flooring, doors leading to upstairs rooms.

Master Bedroom

15'3" max x 9'3" (4.67m max x 2.84m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls, access to loft, radiator.



En-Suite

Textured ceiling, papered walls, carpet floor, low level WC, pedestal wash hand basin, tiled shower cubicle.

Bedroom Two

12'7" x 9'8" (3.86m x 2.95m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, dado rail, carpet flooring.



Outside

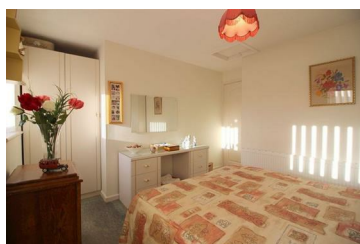
Front garden - Hedge boundary, access to rear garden, driveway for several vehicles.

Rear garden - Fenced boundary, patio areas with decorative gravel, mature shrub borders.

Bedroom Three

10'7" x 9'10" (3.25m x 3.00m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, radiator, carpet flooring, attic hatch, alcove for wardrobes.



Bedroom Four

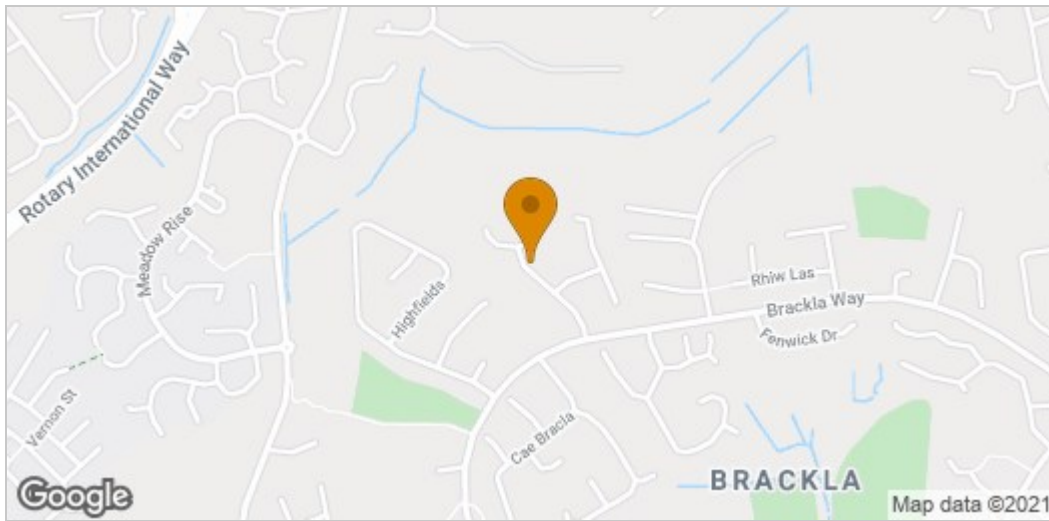
10'4" x 8'11" (3.15m x 2.72m)


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



Bathroom

UPVC obscure glazed window to rear aspect, textured ceiling, tiled and painted walls, vanity sink and WC with storage, panel bath, separate shower cubicle, radiator, vinyl flooring.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	EU Directive 2002/91/EC 	
England & Wales		

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