



Heol-Y-Dail, offers over £250,000

- Off Street Parking
- Three Bedrooms
- Corner Plot
- Large Rear Garden
- Garage Conversion
- EPC Rating: D



 3  1  1



About the property

This three bedroom detached property is for sale in the sought after area of Cefn Glas. Located in a quiet cul-de-sac on a corner plot. Close to all amenities like shops and schools as well as being within a short drive to Bridgend Town Centre. Internally the property comprises entrance hall, lounge, dining room kitchen, utility room, garage conversion and downstairs cloakroom. To the first floor are three bedrooms and a family bathroom. To the rear of the property is a gorgeous corner plot garden with patio area and side access with the rest laid to lawn. To the front of the property is a low maintenance patio area with driveway for off street parking. Viewings are highly recommended for this property. To book call 01656657201 or book via our website www.peteralan.co.uk.

Accommodation

Entrance Hall

Enter via uPVC double glazed door. Access to cloakroom, kitchen and lounge.

Lounge

12' 4" x 15' 9" (3.76m x 4.80m)

uPVC double glazed window. Laminate flooring. Access to dining room.

Dining Room

9' 9" x 11' 3" (2.97m x 3.43m)

uPVC double glazed window. Laminate flooring. Access to kitchen.

Kitchen

8' 9" x 14' 1" (2.67m x 4.29m)

Fitted with matching wall and base units with worktop space over. Insert stainless steel sink with mixer tap. Space for fridge/freezer. Integrated oven/hob. uPVC double glazed window. Access to utility room.



Utility Room

7' 7" x 11' 3" (2.31m x 3.43m)

Fitted with base units with worktop space over. Space for washing machine/dryer. uPVC double glazed window and door to garden. Access to garage conversion/room.

Garage Conversion

7' 7" x 11' 1" (2.31m x 3.38m)

uPVC double glazed window.

Cloakroom

Fitted with two piece suite comprising wc and wash hand basin. uPVC double glazed window.

Landing

Access to all bedrooms and family bathroom.

Master Bedroom

12' 7" x 10' 9" (3.84m x 3.28m)

uPVC double glazed window. Built in wardrobe.

Bedroom Two

10' 10" x 13' 6" (3.30m x 4.11m)

uPVC double glazed window. Built in wardrobe.

Bedroom Three

8' x 10' 5" (2.44m x 3.17m)

uPVC double glazed window.

Bathroom

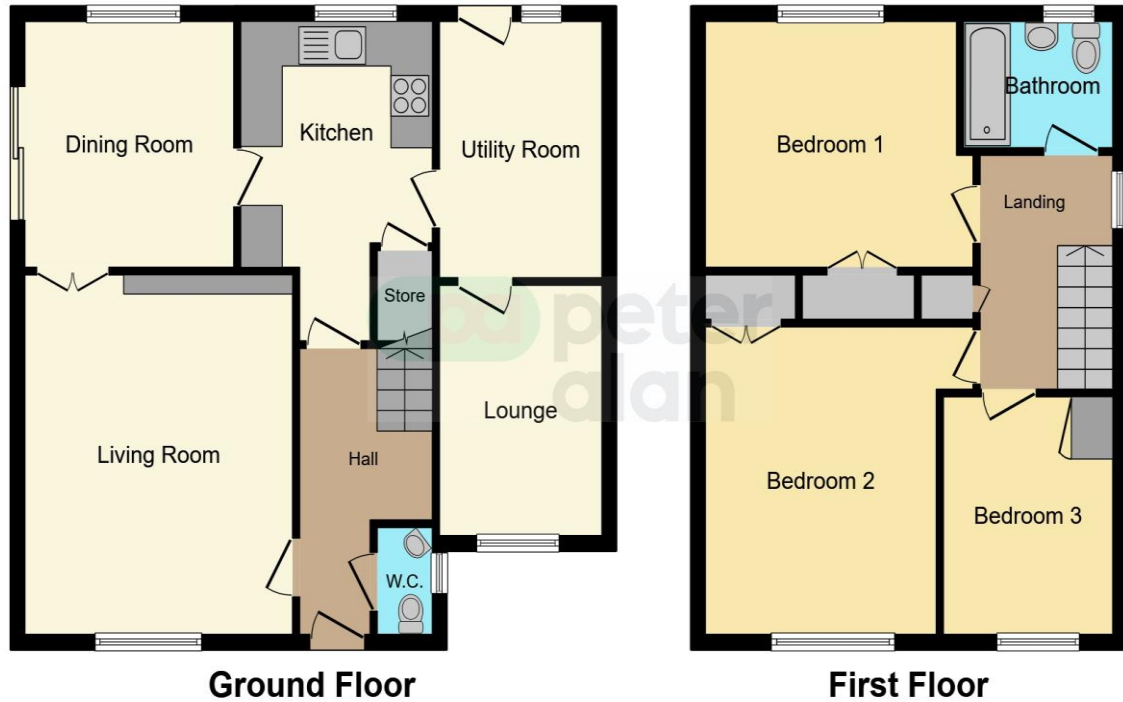
Fitted with a three piece suite comprising bath with shower over, wash hand basin and wc. uPVC double glazed window.

Rear Garden

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Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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