



## Chantal Avenue, £220,000

- Garage
- NO CHAIN
- Three Bedrooms
- Large Plot
- Gorgeous Views
- EPC Rating: D



 3  1  1





## About the property

Situated on a large plot within Pen-Y-Fai, a sought after area of Bridgend is this three bedroom semi-detached property being sold with NO ONGOING CHAIN! Located just a short drive from Junction 36 of the M4 corridor, Mc ArthurGlen Outlet and shops, all local amenities are within close proximity. Internally the property comprises entrance hall, lounge, dining area, kitchen and bedroom three. To the first floor are two bedrooms and a bathroom. To the rear of the property is an enclosed tiered garden with decked area and the rest laid to lawn along with access to garage. To the front of the property is a large laid to lawn garden with a generous sized driveway for off street parking and further access to garage. Viewings are highly recommended for this property. To book call 01656657201 or book via our website [www.peteralan.co.uk](http://www.peteralan.co.uk).

## Accommodation

### Entrance Hall

Enter via uPVC door. Access to lounge, bedroom three and stairs to first floor. Oak flooring.

### Lounge

11' 8" max x 28' 9" max ( 3.56m max x 8.76m max )

Oak flooring, uPVC double glazed windows to front and rear. Access to kitchen.

### Kitchen

8' 5" x 11' 6" ( 2.57m x 3.51m )

Fitted with matching wall and base units with worktop space over. Insert stainless steel sink with mixer tap. Integrated oven with induction hob, dish washer and washing machine/dryer.





Space for fridge/freezer. Storage cupboard. uPVC window and door to garden.

Fitted carpet. uPVC double glazed window. Storage cupboard.

### Bedroom Three

10' 1" x 8' 10" ( 3.07m x 2.69m )

Laminate flooring. uPVC double glazed window. Storage cupboard.

### Bedroom Two

10' 4" max x 14' 5" max ( 3.15m max x 4.39m max )

Fitted carpet. uPVC double glazed window.

### Landing

Access to all rooms. Fitted carpet. uPVC double glazed window. Storage cupboard.

### Bathroom

Fitted with four piece suite comprising jacuzzi bath, shower, wash hand basin and wc. uPVC double glazed window. Spotlights. Tiles.

### Master Bedroom

14' 5" max x 13' 7" max ( 4.39m max x 4.14m max )

### Rear Garden

Tiered garden with decked area and the rest laid to lawn. Access to garage.

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## Floorplan

### Important Information

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