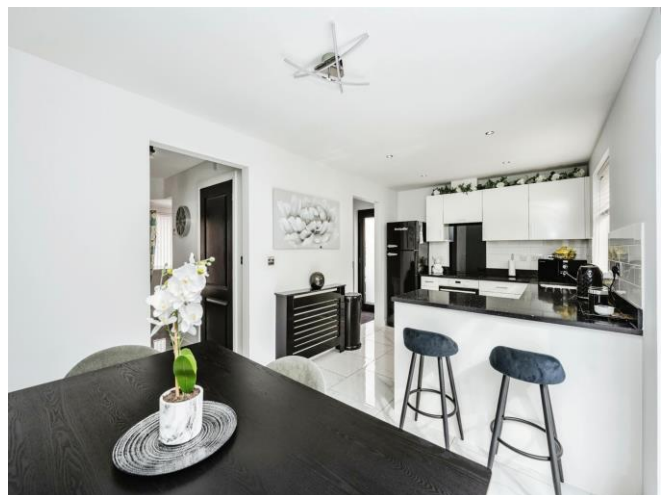




Maes Brynach, £295,000

- Detached 3 bedroom with conservatory
- Garage & Driveway
- Master with Ensuite
- Council Tax Band - D
- Popular Location
- Off Road Parking/Ample Parking
- EPC Rating: B



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About the property

Natural light floods the sun lounge and kitchen, showcasing the beautiful porcelain floors. The internal finishes are of a high quality in addition to brand new windows and doors throughout!!!!

Accommodation

Entrance

Via part frosted glazed composite front door into the entrance hall finished with emulsioned ceiling and walls, PVCu double glazed window to the side with a fitted Venetian blind, under stair storage, stairs to the first floor, skirting and porcelain tiled floor. Large arch way through to lounge.

Lounge

13' x 12' 2" (3.96m x 3.71m)

Overlooking the front via PVCu double glazed window with a fitted vertical blind and finished with emulsioned ceiling and walls, skirting and a continuation of the porcelain tiled floor.



Downstairs W.C

Ceiling mounted extractor, emulsioned ceiling and walls with one feature tiled wall, wall mounted heated chrome towel rail, tiled floor and feature skirting. Two piece suite in white comprising WC, corner wash hand basin with storage below.

Kitchen/Diner

18' 3" x 9' 4" (5.56m x 2.84m)

Emulsioned ceiling with recessed LED spot lights, emulsioned walls, PVCu double glazed window overlooking the rear with a fitted Venetian blind, skirting and porcelain tiled floor. A range of low level and wall mounted units in high gloss white with chrome handles and a GRANITE work surface and breakfast bar. Inset one and a half basin sink with mixer tap. Integrated appliances to include electric oven with electric hob, overhead extractor hood and dishwasher. Space for

high level fridge/freezer. Arch way through to utility and separate large open arch to rear sun lounge.

Utility

Frosted glazed composite door to the side of the property, wall mounted Ideal logic combination boiler, emulsioned ceiling and walls, skirting and a porcelain tiled floor. Plumbing for automatic washing machine with roll top work surface above. Plenty of utility/kitchen storage with high gloss handle free units. Arch way to conservatory.

Conservatory

9' 6" x 11' 10" (2.90m x 3.61m)

Three aspects of floor to ceiling PVCu bi-folding doors to the rear and sliding door to the side, apex glass self cleaning roof

01656 657201

bridgend@peteralan.co.uk

Floorplan



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