



1 MARLAS ROAD. BRIDGEND. CF33 6AY

£169,000

****NO CHAIN!!****

****IMMACULATELY PRESENTED****

****EXCELLENT LOCATION****

A spacious and well presented 4 bedroom, semi detached property with off road parking in the popular Pyle area of Bridgend. Newly decorated throughout and set on a large plot close to local amenities, good schools, with excellent road and transport links... this property is not to be missed!

The ground floor comprises of a bright and spacious lounge with direct access to the rear garden via French doors, second reception room, well proportioned kitchen/diner with contemporary units and work tops, plenty of cupboard storage and space for appliances, there is also a downstairs WC.

On the first floor are three double bedrooms and a fourth single bedroom along with contemporary family bathroom with shower over bath, low level WC, vanity sink unit and further storage cupboards.

Internally the property is very well presented and newly decorated throughout with brand new carpets and flooring. Also benefiting from double glazing and gas central heating.

To the rear of the property sits a large garden with a paved area and the rest laid to lawn. To the front is a further large lawned garden with a generous gated driveway.

The vendor has indicated this is a freehold property, to be confirmed by a solicitor.

LOUNGE

14'08 x 12'01 max (4.47m x 3.68m max)

A spacious and bright lounge with direct access to the kitchen, second reception room and the garden via French doors.

SECOND RECEPTION ROOM

11'01 x 9'11 max (3.38m x 3.02m max)

A bright and spacious second reception room with window overlooking the front garden.

KITCHEN

13'06 x 11'01 max (4.11m x 3.38m max)

Well proportioned family kitchen with contemporary fitted units and worktops, providing ample storage space, room for dining area and window overlooking the rear garden.

DOWNSTAIRS WC

5'02 x 2'09 max (1.57m x 0.84m max)

Convenient downstairs WC

BEDROOM ONE

11'0 x 9'11 max (3.35m x 3.02m max)

Spacious double bedroom with front facing window.

BEDROOM TWO

14'09 x 8'09 max (4.50m x 2.67m max)

Spacious double bedroom with window overlooking the rear garden.

BEDROOM THREE

11'01 x 10'05 max (3.38m x 3.18m max)

Spacious double bedroom with window overlooking the rear garden.

BEDROOM FOUR

7'11 x 5'05 max (2.41m x 1.65m max)

Good sized single bedroom with side facing window.

FAMILY BATHROOM

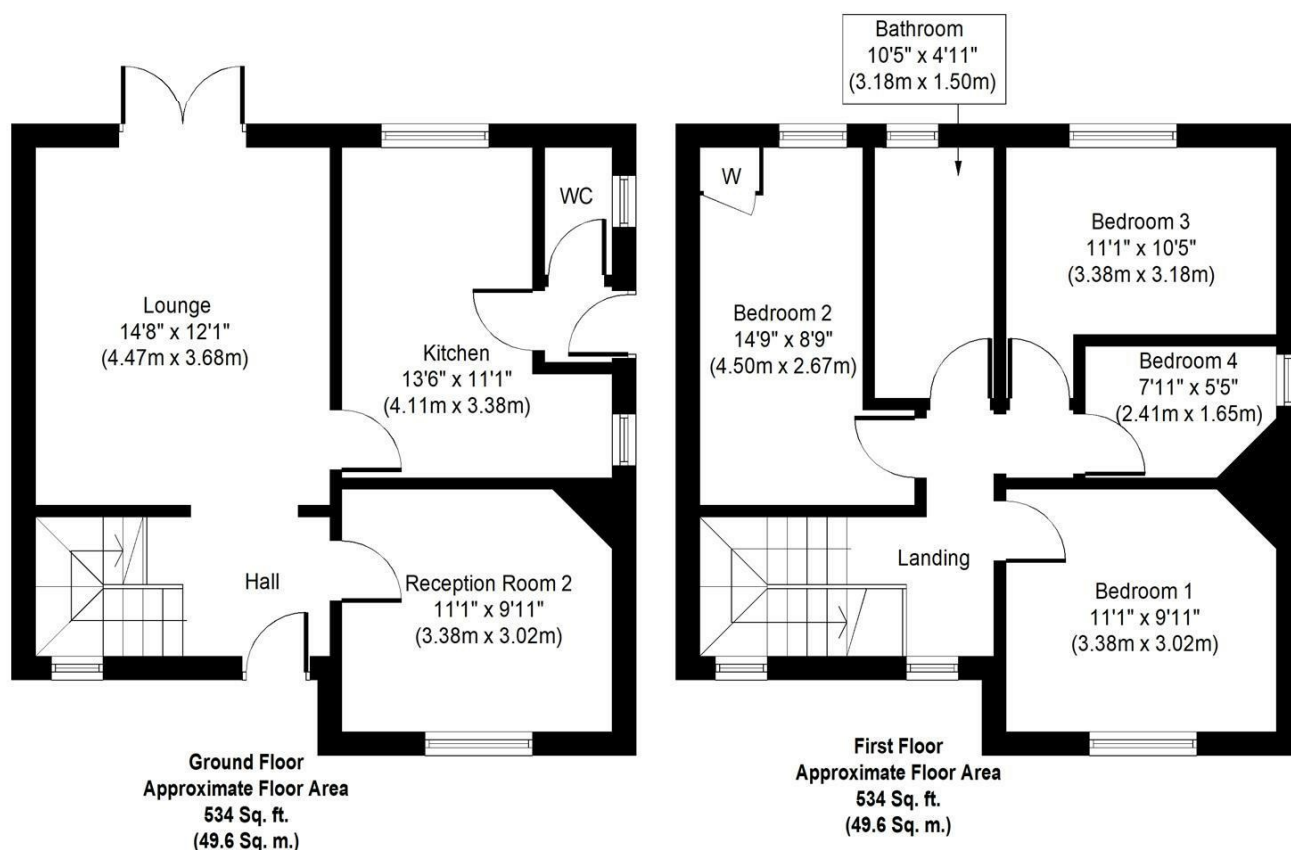
10'05 x 4'11 max (3.18m x 1.50m max)

Contemporary family bathroom with shower over bath, low level WC, vanity sink unit, plenty of cupboard storage and rear facing window.

OUTSIDE SPACE

To the rear of the property sits a large garden with paved section and the rest laid to lawn, along with a further ample sized front garden with lawns and an excellent sized driveway with enough space for two vehicles.

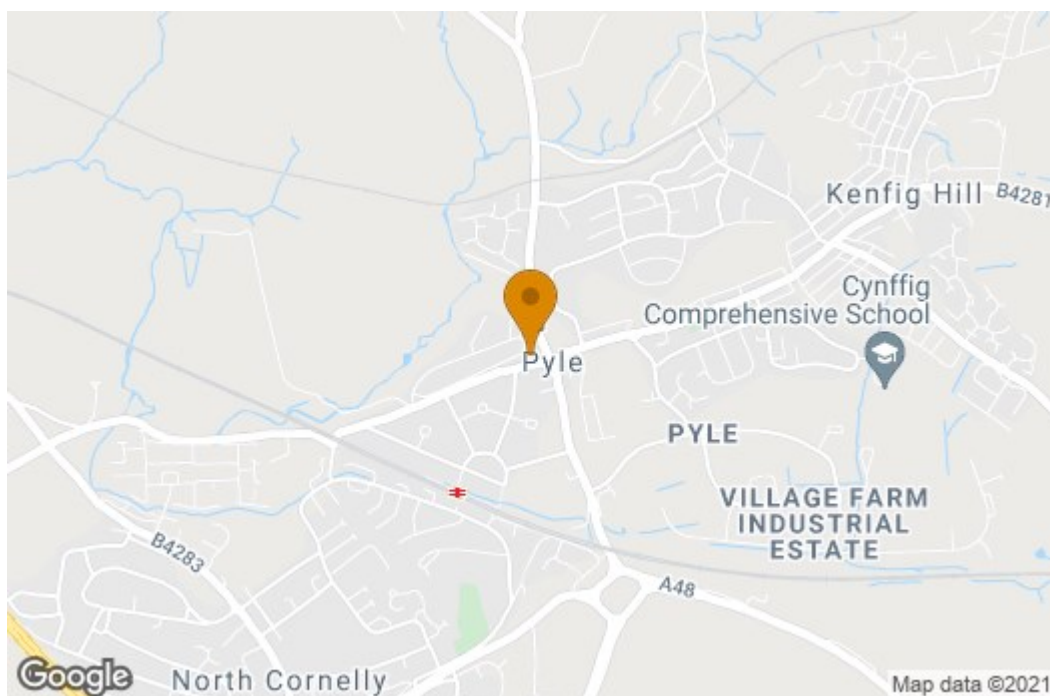
FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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AREA MAP



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