

23 Llys Tre Dwr, Waterton

£225,000 Freehold

An immaculately presented three bedroom family home • Nestled within a small residential development on the periphery of Bridgend town • Available to purchase with no ongoing chain • An ideal purchase for first time buyers • Modern fitted kitchen and bathroom • An abundance of built in storage • Light and inviting rear lounge, providing access and views into the garden • Two double bedrooms with built in wardrobe storage • A well proportioned single bedroom • Driveway off road parking for two vehicles • Beautifully presented southerly facing, enclosed rear garden with large timber storage shed

DanielMatthew
ESTATE AGENTS



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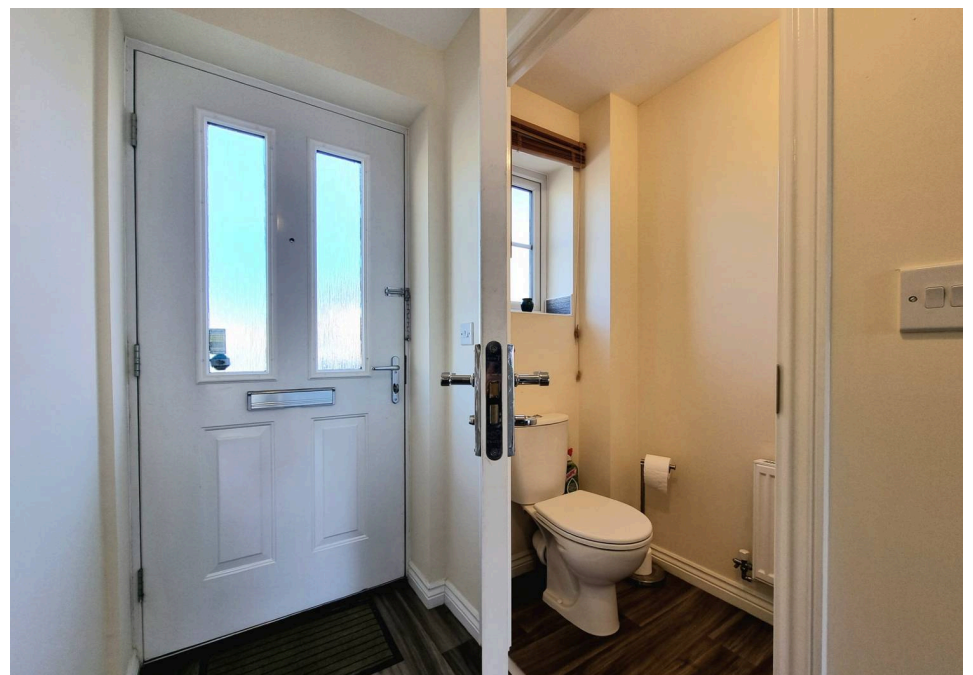
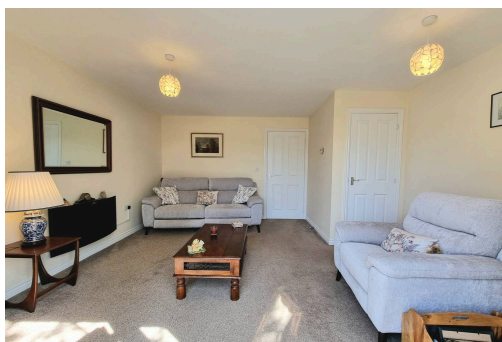


Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating:
TBC





Hallway

The property is entered via a composite and glazed panel door into the hallway, laid to a wood effect vinyl flooring. The hallway has a fixed staircase rising to the first floor accommodation and doorways leading to the kitchen/breakfast room, lounge and ground floor cloakroom.

Kitchen/Breakfast room

10' 10" x 7' 1" (3.30m x 2.16m)

The well appointed kitchen has been fitted with a matching range of contemporary base and wall mounted units, with a contrasting laminated worksurface over. The room benefits from a UPVC double glazed window to the front, an integrated electric oven with four burner gas hob, offers space for a washing machine and fridge/freezer and has a continuation of the wood effect vinyl flooring as the hallway.

Lounge

13' 10" x 13' 7" (4.21m x 4.13m)

The light and inviting lounge is located to the rear of the property, benefitting from UPVC double glazed patio doors, enjoying light, access and views of the garden. The room features fitted carpet flooring and a door to one side giving access to a generous understairs storage cupboard.

Ground floor WC

Accessed off the hallway, the cloakroom has been fitted with a white two piece suite comprising; low level WC and a pedestal wash hand basin. There is an obscure double glazed window to the front, splashback tiling above the sink unit and a continuation of the same vinyl flooring as the hallway.



Bedroom One

10' 11" x 7' 8" (3.33m x 2.34m)

Bedroom one is a large double bedroom positioned to the rear of the property. It benefits from a UPVC double glazed window to the rear, enjoying a birds eye view of the garden. The room features fitted carpet flooring and a generous built in double wardrobe.

Bedroom Two

9' 6" x 7' 8" (2.90m x 2.34m)

Bedroom two is a second good sized double bedroom featuring fitted carpet flooring, a UPVC double glazed window to the front overlooking the green and a built in double wardrobe.

Bedroom Three

8' 8" x 5' 11" (2.65m x 1.80m)

Bedroom three is a well proportioned single bedroom located to the rear of the property. The room benefits from a UPVC double glazed window to the rear and fitted carpet flooring.

Bathroom

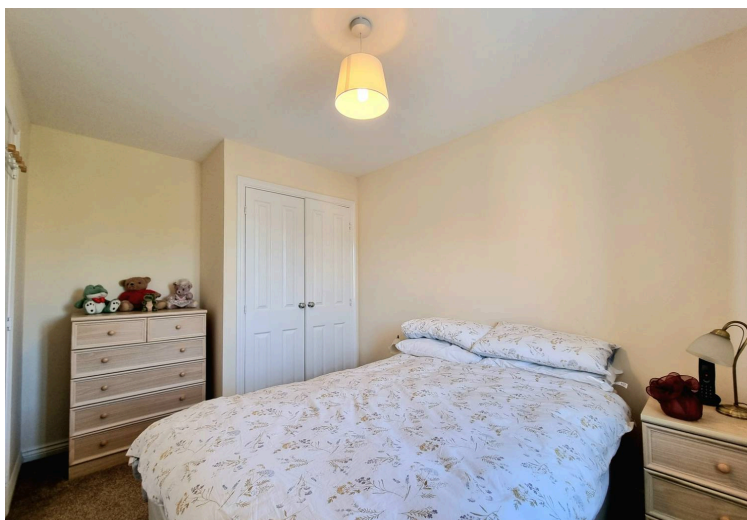
6' 0" x 6' 1" (1.84m x 1.86m)

The family bathroom has been fitted with a contemporary white three piece suite comprising; panel bath with over bath mains shower and glazed shower screen, low level wc and a pedestal wash hand basin. There is full height splashback tiling surrounding the bath/shower area, an obscure UPVC double glazed window to the front and vinyl fitted flooring.

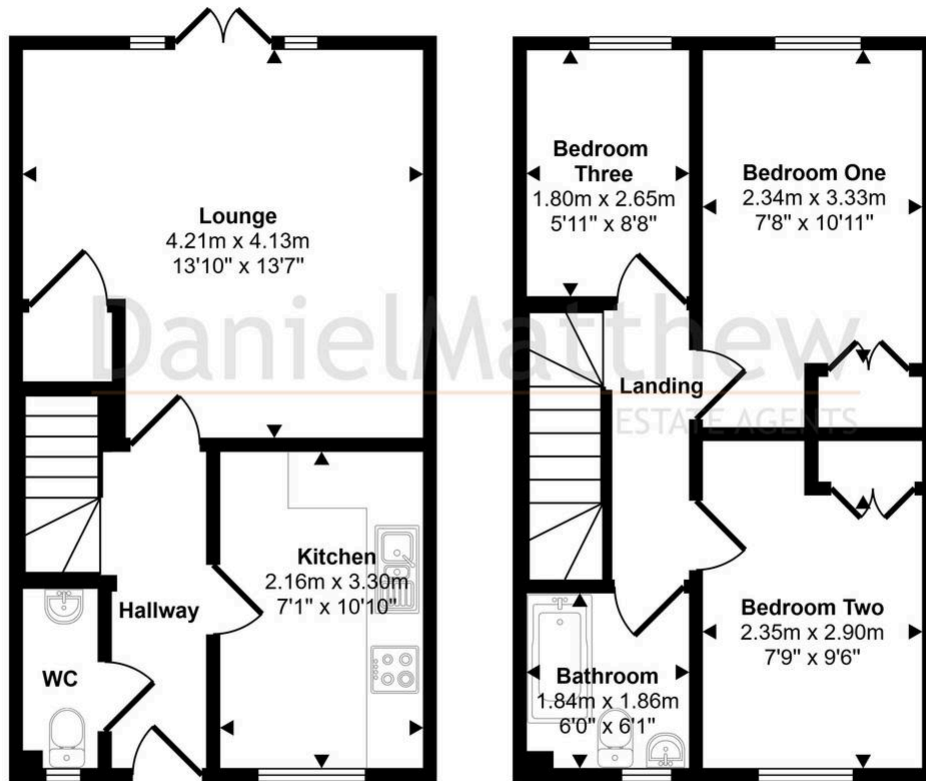
Garden

The beautifully enclosed rear garden enjoys a gentle sloped lawned area, bordered by some mature shrubs and trees. Positioned adjacent to the rear patio doors, a sandstone laid level patio provides a dining space to enjoy, with access to a large free standing timber shed and pathway around to the side and front of the property.





Approx Gross Internal Area
65 sq m / 704 sq ft



Ground Floor
Approx 32 sq m / 348 sq ft

First Floor
Approx 33 sq m / 355 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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