

3 Elm Rise, Bryncethin

Bridgend

£210,000







3 Elm Rise

Bryncethin, Bridgend

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- A lovingly maintained semi detached dormer bungalow
- Available to purchase with no ongoing chain
- Conveniently situated within walking distance to local amenities, reputable schools, shops and Jct 36 of the M4
- Three well proportioned double bedrooms
- Ground floor Lounge/Diner, Bedroom, Kitchen and Bathroom
- Scope to create a first floor cloakroom/shower room
- Recently upgraded combination boiler
- Contemporary fitted kitchen
- Good sized front and rear gardens, with ample off road parking and a detached double tandem garage







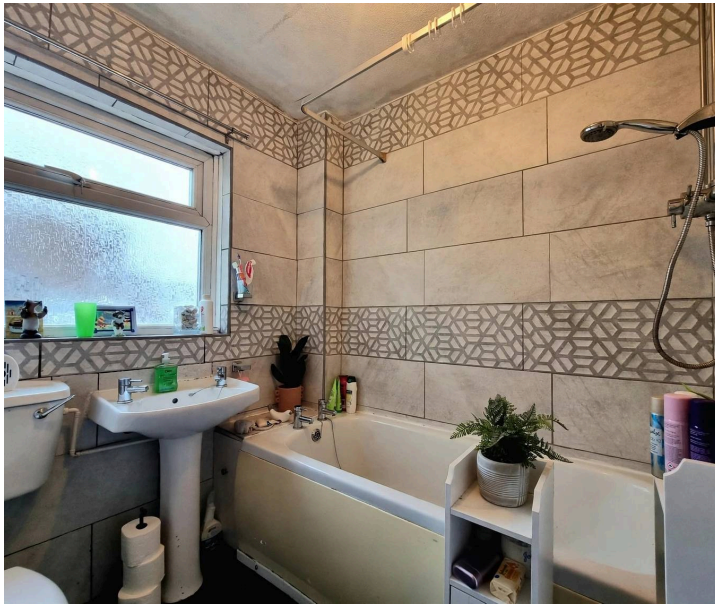
Hallway
The property is entered via a side UPVC and obscure double glazed panel door and leads into the entrance hallway. The hallway is fitted with carpet flooring and has doorways leading the front lounge/diner, bathroom, bedroom one and rear kitchen.

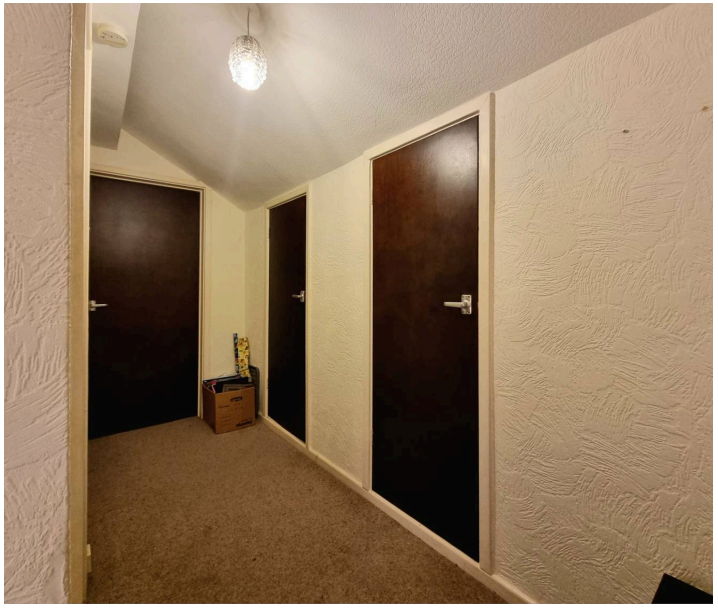
Lounge/Diner
18' 0" x 20' 6" (5.48m x 6.26m)
The impressive open plan L Shaped lounge/diner to the front of the property benefits from fitted carpet flooring, two UPVC double glazed windows to the front and enjoys a bespoke ornate solid stone chimney breast, which extends to either side creating a shelved display space. To the centre of the chimney breast, the room further features a fireplace, set within a solid marble hearth and mantle. A staircase to the side of the room has a continuation of the fitted caret flooring and gives access to the first floor accommodation.

Kitchen
9' 9" x 9' 10" (2.98m x 3.00m)
The kitchen to the rear of the property has been fitted with a range contemporary base and wall mounted units, with complimenting butchers block wooden effect worktops. It features an integrated electric eye level double oven with a four burner gas hob, offers space for one appliance and free standing fridge/freezer, has a UPVC double glazed window set above the stainless steel sink unit, features patterned tile effect laminate flooring and benefits from a UPVC double glazed door to the rear, providing access to the garden.

Bedroom One
13' 4" x 10' 4" (4.07m x 3.16m)
The spacious ground floor double bedroom features fitted carpet flooring covering the vast majority of the floor, one feature wallpapered wall and a large UPVC double glazed to the rear.







Bathroom
The ground floor bathroom has been fitted with a white three piece suite comprising; panel bath with over bath mains shower and glazed shower screen, pedestal wash hand basin and a low level WC. The room benefits from contemporary full height tiling to all walls, vinyl fitted flooring and a large UPVC obscure glazed window providing natural light and ventilation.

Landing
The first floor landing accessed from the fixed staircase has a continuation of the same fitted carpet flooring and gives access to two further double sized bedrooms, a generous storage cupboard and generous eaves storage.

Bedroom Two
15' 8" x 7' 6" (4.77m x 2.29m)
The second large double bedroom extends into the dormer space to the front and benefits from fitted carpet flooring and a window UPVC double glazed window.

Bedroom Three
11' 8" x 7' 6" (3.55m x 2.29m)
The comfortable third double bedroom to the first floor has a continuation of the fitted carpet flooring, a large UPVC double glazed window to the front and a useful recessed alcove storage cupboard to the one corner of the room.

Front Garden

To the front of the property, a generous squared section of lawn, bordered by a half height stone wall provides a secure level area for families to enjoy or offers scope to create additional parking.

Rear Garden

The low maintenance, level enclosed rear garden is mainly laid to block pavia paving, with a raised stone plant border to the rear and private outlook. The low level adjoining wall to the neighbouring property encloses the garden to one side and the detached garage with a tall wooden side gate encloses the garden to the opposite side.

DRIVEWAY

3 Parking Spaces

Wrought iron double gates lead onto the pressed concrete driveway which provides off road parking for three/four vehicles ahead of the detached garage

DOUBLE GARAGE

2 Parking Spaces

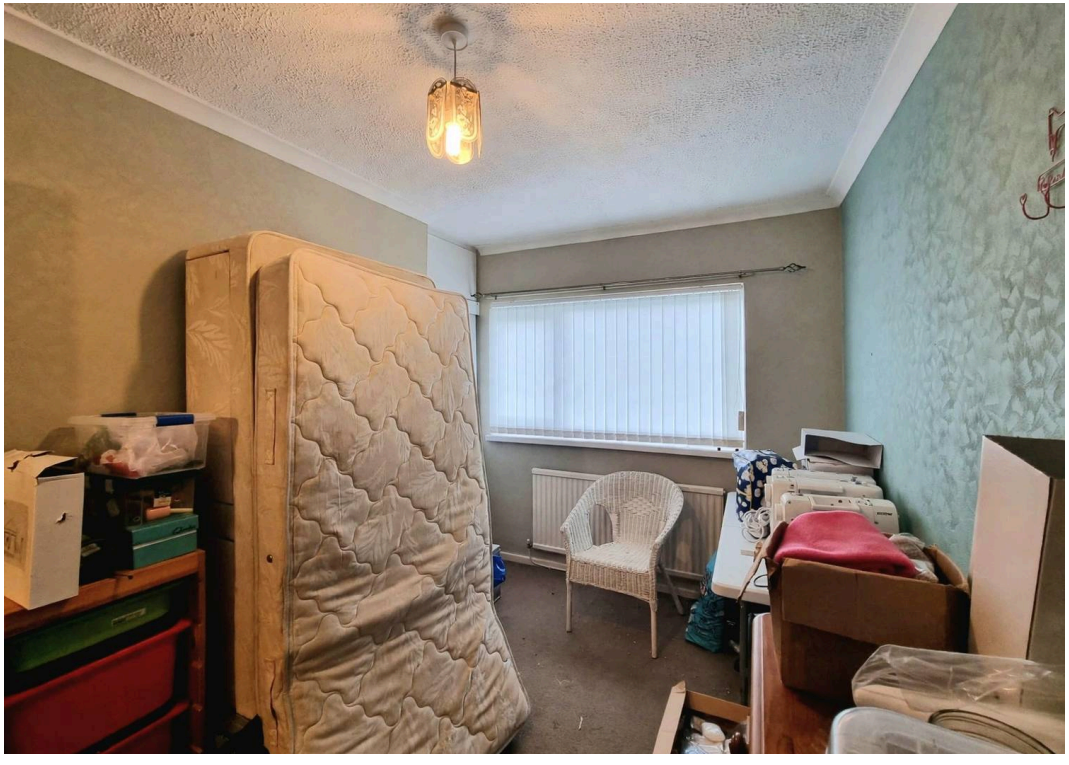
The detached double tandem garage benefits from a manual up and over garage door, power, lighting and a UPVC double glazed side access door into the garden.



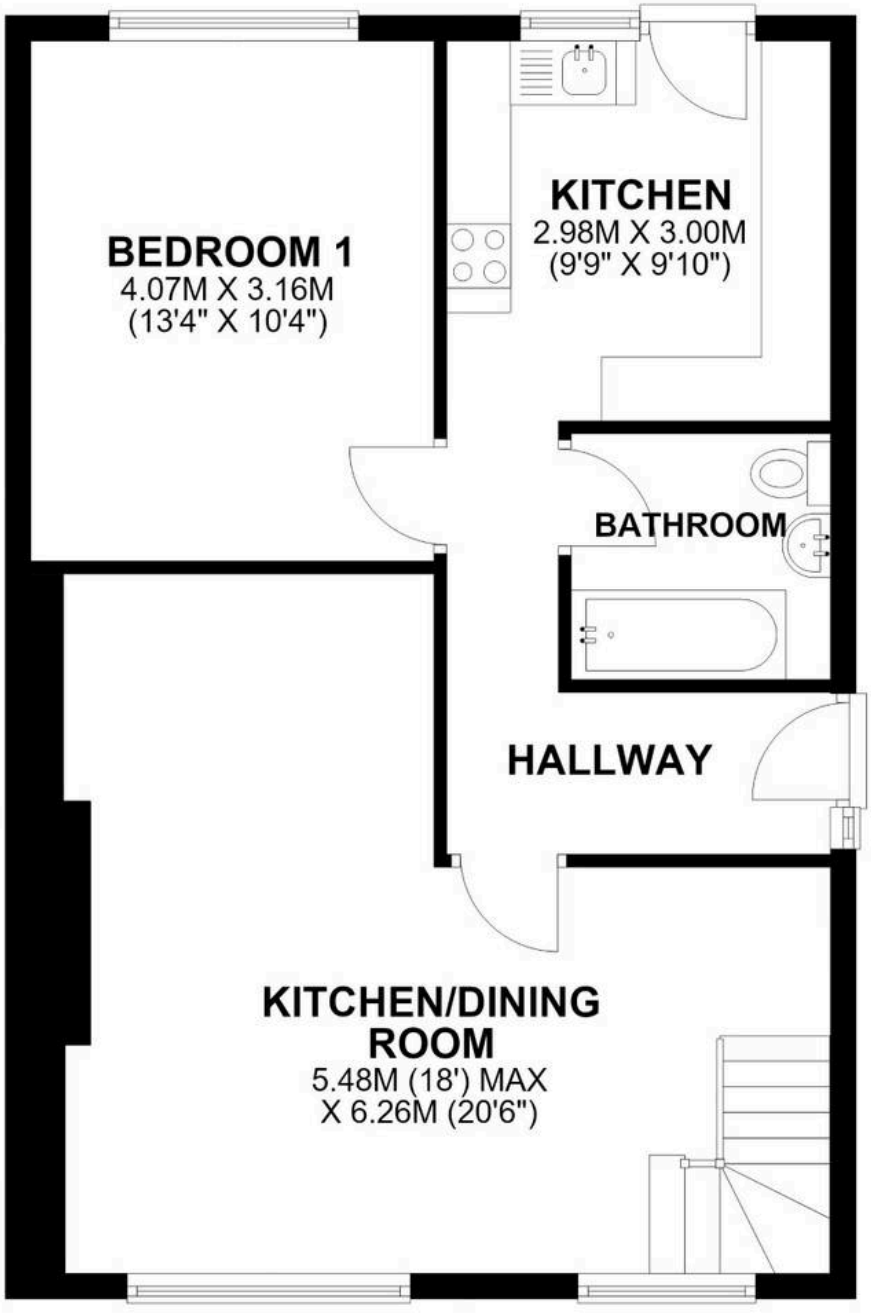



HOOVER

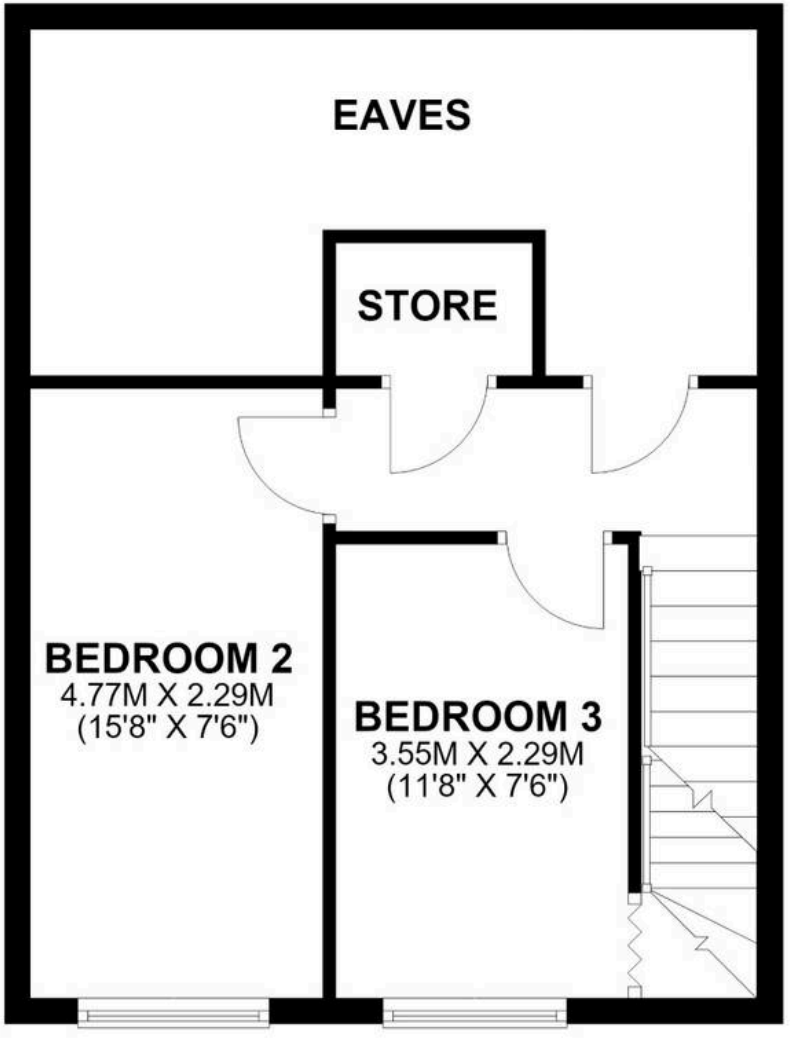




GROUND FLOOR



FIRST FLOOR





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