



3 Bragdu, Pencoed

£205,000 Freehold

Semi Detached Property, Sought-After Location • Three Bedrooms • Two Reception Rooms • Ideal Home For First Time Buyers • NO ONGOING CHAIN • Driveway To Front & Single Garage • Front & Enclosed Rear Garden • Offering Great Access Via Junction 35 Of The M4 & Bridgend Town Centre • Short Walk From Local Village Amenities Including Shops, Schools & Local Transport Links



Three bedroom semi detached home in a sought-after area, ideal for first time buyers. Two receptions, kitchen, driveway, garage. No chain. Close to M4, town centre, schools, shops, and transport.

Council Tax band: C

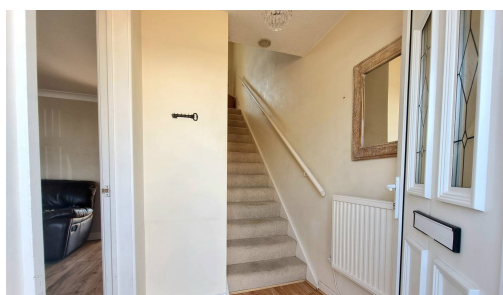
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



- Semi Detached Property, Sought-After Location
- Three Bedrooms
- Two Reception Rooms
- Ideal Home For First Time Buyers
- NO ONGOING CHAIN
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- Front & Enclosed Rear Garden
- Offering Great Access Via Junction 35 Of The M4 & Bridgend Town Centre
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Hallway

Enter via UPVC double glazed door into entrance hallway, textured ceiling. Plastered walls. Laminate wood flooring. Radiator. Staircase leading to first floor, door leading into;-

Lounge

13' 5" x 12' 10" (4.09m x 3.90m)

UPVC double glazed window to front aspect, plastered ceiling with coving, plastered walls with feature papered walls, laminate wood flooring, feature fireplace with marble effect surround to remain, radiator, archway leading into dining room.

Dining Room

10' 6" x 8' 3" (3.19m x 2.52m)

UPVC double glazed French doors leading to enclosed rear garden, plastered ceiling with coving, plastered walls, laminate wood flooring, understairs storage cupboard, radiator, door giving access through to Kitchen.



Kitchen

11' 5" x 7' 5" (3.48m x 2.26m)

UPVC double glazed window to rear aspect, UPVC double glazed obscured door leading to rear garden, textured ceiling. Plastered walls, tiles to splash back areas. Ceramic tiles to floor. A range of matching wall and base units in beech with complimentary worksurfaces Wall mounted boiler, Space and plumbing for washing machine and fridge / freezer. Integrated stainless steel cooker with four ring gas hob and extractor fan. Radiator.



FRONT GARDEN

Front Garden Laid to lawn with driveway suitable for parking leading to single detached garage with traditional up and over door and power and light installed.

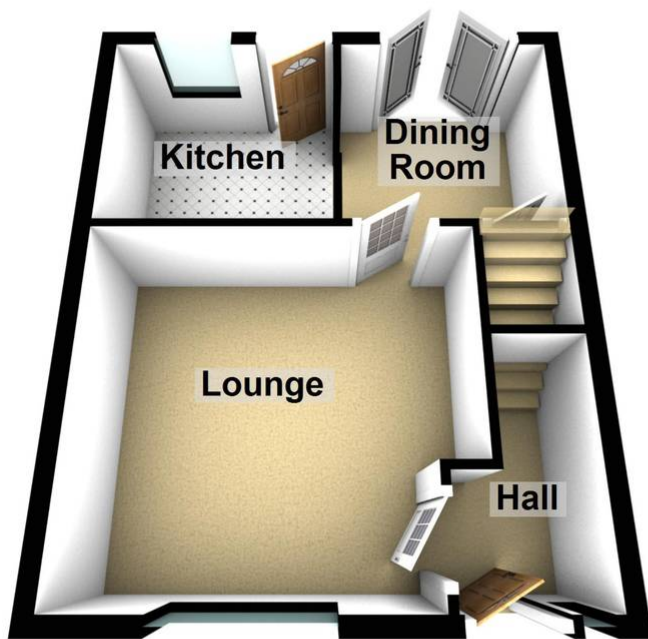
REAR GARDEN

Good sized low maintenance rear garden mainly laid to decorative stone with large decked seating area, decorative shrub borders and enclosed by close board fencing. Access to side of property via gate.





Ground Floor



First Floor



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