



ESTATE AGENTS

... the key to a successful move



Tymeinwr Avenue, Blaengarw, Bridgend, CF32 8NE

**Offers in excess
of £100,000**

- * Ideal for FTB or Investor
- * Sought After Residential Location
- * Excellent Commuter Links
- * Three Bedrooms
- * Spacious Throughout

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

This property would make an ideal first time buy or investment. The of this property comprises a spacious living room, dining room and fitted kitchen on the ground floor and to the first floor three bedrooms and a bathroom, externally there is as forecourted frontage and a private rear garden. Located in the popular village of Blaengarw, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A4064 and local bus routes , while remaining conveniently connected to Bridgend and the M4 for commuters.

GROUND FLOOR

OPEN PLAN LOUNGE & DINING AREA

LOUNGE

Ceiling light point, radiator, wood effect laminate flooring, double glazed window, exterior door



DINING ROOM

Ceiling light point, radiator, laminate wood effect flooring, stairs to first floor



KITCHEN

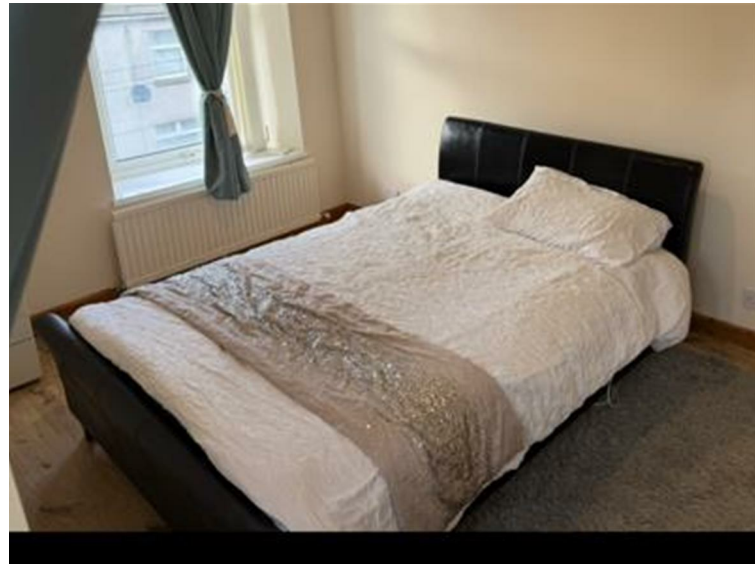
Base units with co-ordinating work tops, sink and drainer with mixer tap, spaces for appliances, wall mounted central heating boiler. Ceiling light point, laminate wood effect flooring, two double glazed windows, uPVC exterior door



FIRST FLOOR

BEDROOM ONE

Ceiling light point, radiator, laminate wood effect flooring, two double glazed windows



BEDROOM TWO

Ceiling light point, radiator, laminate wood effect flooring, double glazed window

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BEDROOM THREE

Ceiling light point, radiator, laminate wood effect flooring, double glazed window



BATHROOM

Fitted with a four piece white bathroom suite comprises: Panelled bath, separate shower enclosure, pedestal wash hand basin, low level w.c. Ceiling light point, fully wall tiled, double glazed window



STOREROOM

Ceiling light point, laminate wood effect flooring, double glazed window



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 268422

Services
We believe all are available.

Tenure
Assumed to be freehold.

Offer Procedure
All offers should be made directly to Keys Estate Agents (01782 268422) and should be made before contacting the bank,

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building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	62	86
<i>Not energy efficient - higher running costs</i> England & Wales	EU Directive 2002/91/EC	

Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT
Written quotations of credit terms available on request. A life assurance policy may be required