



44 Ton Glas, Bridgend

£220,000 Freehold

A very well presented three bedroom semi detached home • Lovingly part renovated by the current owners including a recent full re-wire • Reconfigured to offer a desirable open plan kitchen/dining/living space to the ground floor • Contemporary fitted kitchen and bathroom • Three well proportioned bedrooms and bathroom to the first floor • Generous enclosed rear garden with access to the large, solid built outbuilding • Driveway off road parking to the front for two vehicles side by side • An ideal purchase for first time buyers or growing families • Ideally situated within walking distance to a range of local amenities, shops, recreational sporting fields and reputable schools ranging from Nursery through to Comprehensive age

DanielMatthew
ESTATE AGENTS



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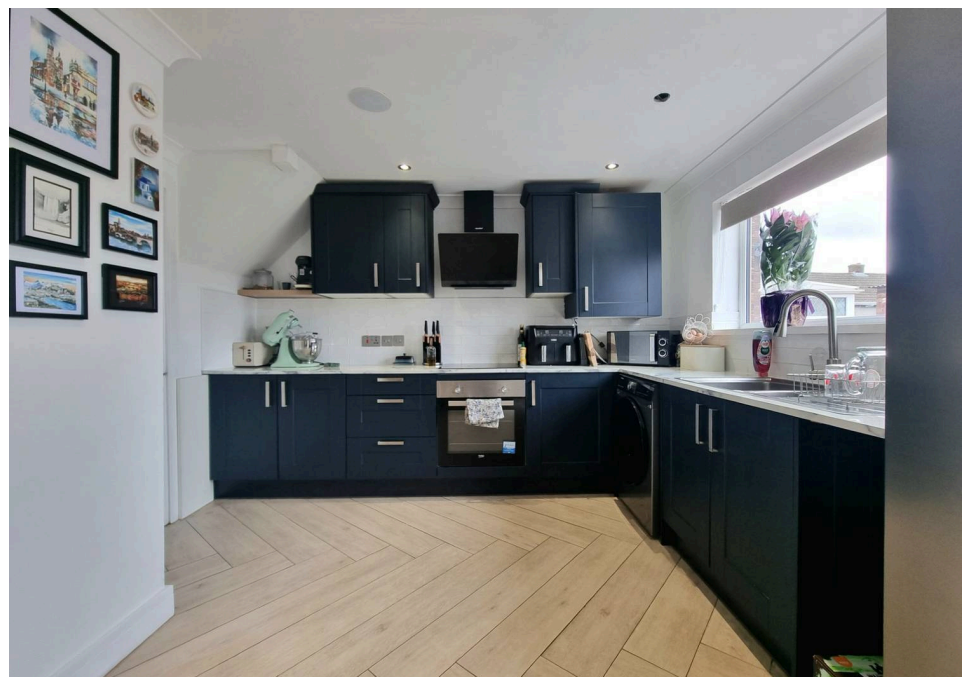
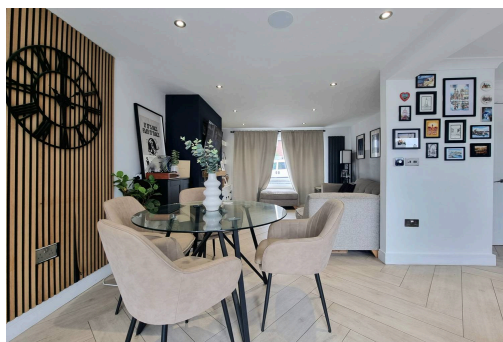


Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: TBC





Hall

The property is entered via a UPVC and glazed panel door into the light and inviting entrance hall, with a fixed staircase rising to the first floor accommodation, a useful open recess under stair storage area, feature panelling to walls, patterned tiled flooring, contemporary vertical radiator and a doorway to the rear giving access to the open plan kitchen/dining/living room.

Kitchen/Dining/Living Area

To the rear, the original kitchen has been opened to create a bright and spacious open plan kitchen/dining/living room, laid to herringbone effect tiled flooring throughout. The kitchen has been fitted with a matching range of contemporary base and wall mounted units, with complimenting marble effect worktops. It offers an integrated electric over, four burner electric hob with contemporary extractor hood over, provides space for one appliance and an American style fridge/freezer and offers a brush steel sink unit with swan neck spray tap positioned below the UPVC double glazed window. The dining area space features UPVC double glazed patio doors to the rear, providing light, access and views of the rear garden and a contemporary vertical radiator.



Living Space

Snuggly positioned to the front of the property, yet remaining open plan to the kitchen/diner, the living space enjoys a continuation of the same herringbone effect tiled flooring as the kitchen/diner, with a large UPVC double glazed window to the front and a contemporary vertical radiator. There is a feature electric wood burning stove with floating wooden mantle to one wall, with built in cupboard storage and display shelving within the original chimney recess.

Landing

Both the staircase and landing feature fitted carpet flooring, with a UPVC double glazed window at the head of the stairs. The landing gives access to all three bedrooms and the shared bathroom.

Bedroom One

Bedroom one benefits from fitted carpet flooring, a large UPVC double glazed window to the rear and a feature wall with half height panelling.

Bedroom Two

Bedroom two offers fitted carpet flooring, a large UPVC double glazed window to the front, built in floor to ceiling wardrobe storage with sliding mirrored doors and an airing store cupboard.

Bedroom Three

Bedroom three is a comfortable single bedroom offering a UPVC double glazed window to the front and fitted carpet flooring.

Bathroom

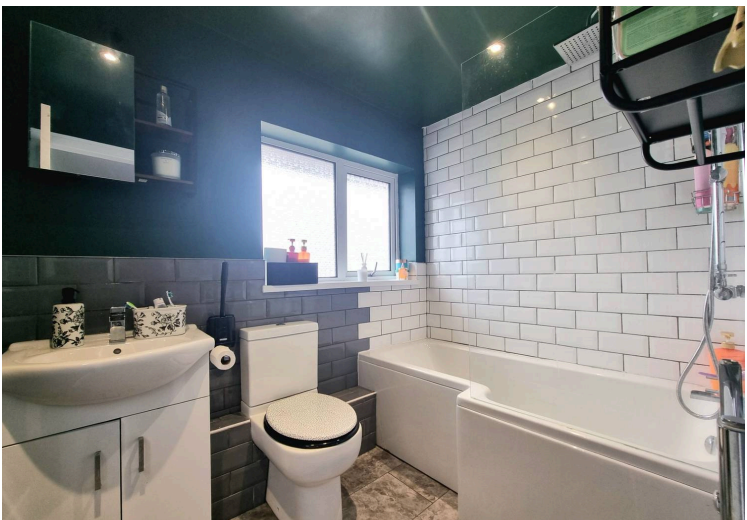
The shared bathroom has been fitted with a white three piece suite comprising; P-shaped panel bath with over bath rainfall shower, low level WC and a vanity wash hand basin with cupboard storage below. There is full height tiling around the bath and shower area, half height tiling to the remaining walls, pattern tile effect laminate flooring, a wall mounted heated towel rail and two UPVC obscure glazed windows to both the side and rear.



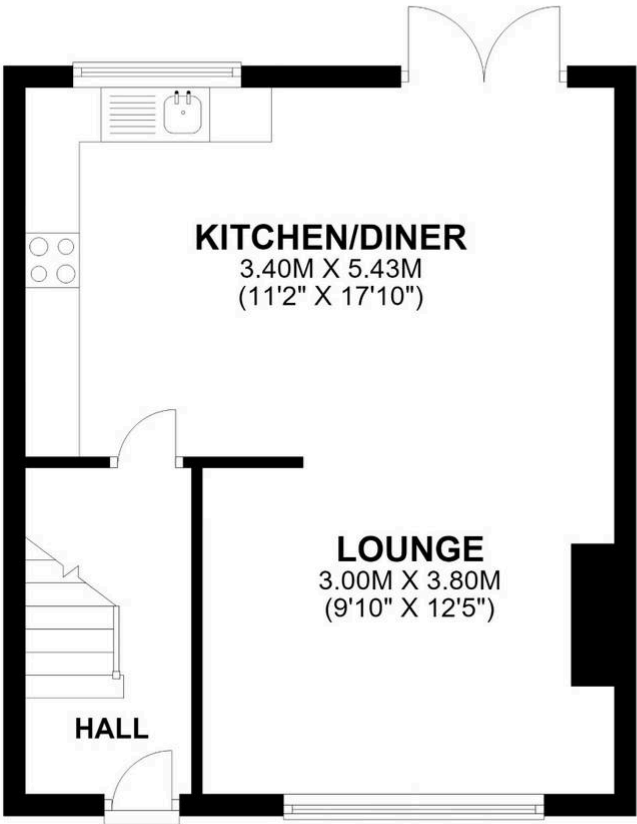
REAR GARDEN

The private, enclosed rear garden offers an expansive paved patio area adjoining the property, with a useful side access to the front. The patio area is slightly raised from the remaining lawned garden and features wrought iron balustrades to the edge, with a gap and slight steps leading down to lawned area. To the rear boundary, a large solid built outhouse expands the full width of the garden, with two UPVC windows and a UPVC door for access.





GROUND FLOOR



FIRST FLOOR

