

HUNTERS®

HERE TO GET *you* THERE

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Glannant Row

Shwt, Bridgend, CF32 8UB

£199,500



Council Tax: B



3 Glannant Row

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Hallway

entered through front door, with laminate flooring, skimmed walls and ceiling with central lighting, radiator, stairs to first floor, door to dining

Lounge Dining

21'7" x 11'8" (6.58m x 3.56m)

with laminate flooring, skimmed walls and ceiling which is covered with central lighting, wood burning stove with slate hearth, radiator, windows to front and rear, under stair storage.

Kitchen

11'6" x 7'7" (3.51m x 2.31m)

with laminate flooring, skimmed walls and ceiling with spot lighting. Selection of base and wall units white gloss with granite effect worktops, sink & drainer, appliances to include electric oven, halogen hob, fridge freezer and dishwasher, window and door to rear.

Landing

with carpets, skimmed walls and ceiling which is covered with spot lighting, wood bannister with spindles, attic access with ladder, doors to:

Bedroom 1

13'9" x 9'8" (4.19m x 2.95m)

with carpets, skimmed walls and ceiling with central lighting, radiator, two windows to front, built in wardrobes with sliding doors.

Bedroom 2

8'9" x 12'3" (2.67m x 3.73m)

with carpets, skimmed walls and ceiling with central lighting, radiator, window to rear.

Bathroom

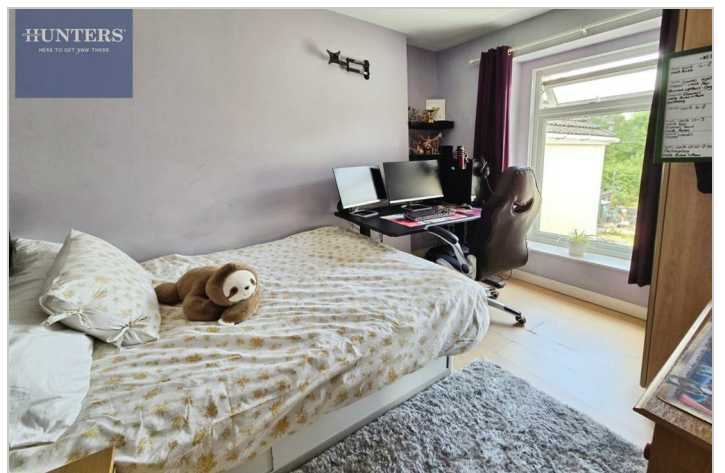
11'7" x 7'11" (3.53m x 2.41m)

with laminate flooring, tiled / skimmed walls, skimmed ceilings with spot lighting, radiator, 4 piece suite, spa bath, wc and wash basin built into vanity with matching storage, separate shower cubicle with glass screens and thermostatic rain shower, window to rear.

Gardens

Enclosed rear garden with concrete path leading to rear raised patio and grass area, gated access to rear extended garage, access to utility lean too with power, lighting and plumbing for washing machine, with porcelain sink.

Garage is split into two, main garage with up and over electric door, power and lighting, window to side, separate room to rear currently used for crafts, rear window and door.



Road Map



Hybrid Map



Terrain Map



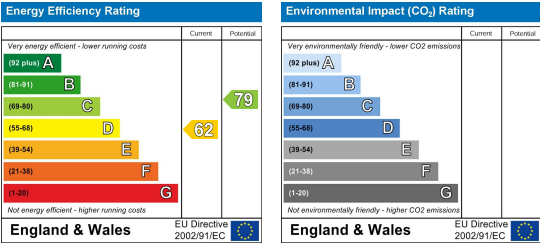
Floor Plan



Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.