



66 Ystrad Fawr, Bridgend

£205,000 Freehold

Semi Detached Property • Ideal Purchase For First Time Buyers • Three Bedrooms • Two Reception Rooms
Offering Versatile Living • Kitchen Offering Ample Storage • Renovated Modern Bathroom Comprising Three Piece
Suite • Landscaped Rear Garden, Front Garden & Driveway • Outhouse Offering Power & Lighting • Easy Access
To M4 Corridor, Ideal For Commuters • Close To Local Amenities, Great School Catchment & Shops

DanielMatthew
ESTATE AGENTS



Inviting three bed semi with two reception rooms, modern kitchen, renovated bathroom, outhouse, and great M4 access. Close to shops and schools. Ideal for first time buyers.

Council Tax band: B

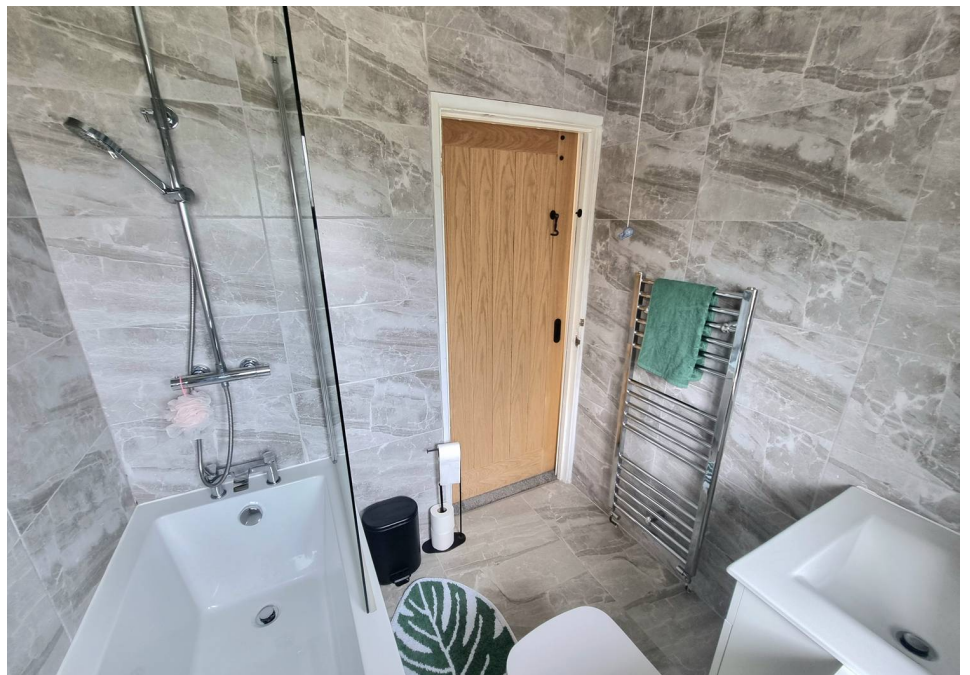
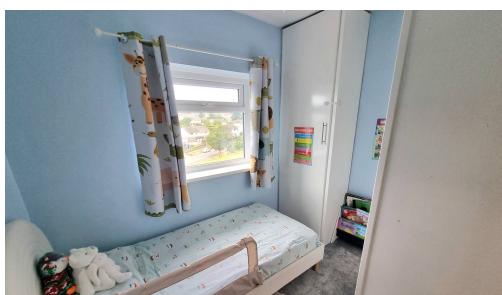
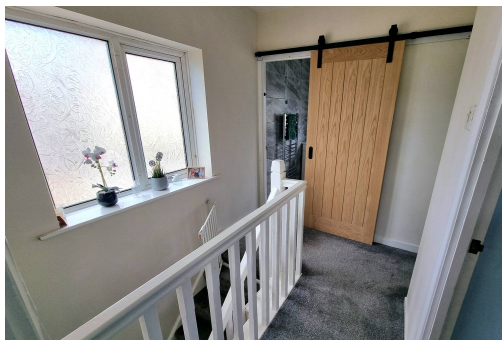
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- Semi Detached Property
- Ideal Purchase For First Time Buyers
- Three Bedrooms
- Two Reception Rooms Offering Versatile Living
- Kitchen Offering Ample Storage
- Renovated Modern Bathroom Comprising Three Piece Suite
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Entrance Hallway

Enter via UPVC double glazed obscured door into bright and airy entrance hallway, plastered ceiling, plastered walls, laminate flooring, radiator, staircase leading to first floor with understairs storage area, Hive thermostat to remain, doors leading into Lounge and Kitchen.

Lounge

14' 5" x 10' 8" (4.39m x 3.25m)

UPVC double glazed window to front aspect, plastered ceiling, plastered walls, laminate flooring, radiator, media wall to remain, door leading into dining room.

Dining Room

10' 7" x 9' 3" (3.23m x 2.82m)

UPVC double glazed sliding doors leading to landscaped enclosed rear garden, plastered ceiling, plastered walls, laminate flooring, radiator, space for dining table and chairs, door leading into Lounge and Kitchen. A versatile room which can be used as a reception room, home office or playroom.



Kitchen

11' 7" x 10' 0" (3.53m x 3.04m)

UPVC double glazed window to rear aspect, Obscured UPVC double glazed window to side aspect, plastered ceiling, spot lights and coving, plastered walls, tiled splashback, wood effect vinyl flooring, a range of matching wall and base units with complimentary work surfaces offering ample storage, one and a half composite sink with drainer and mixer tap, integrated double electric oven, four ring electric hob and extractor hood space for under counter fridge/freezer plumbing





composite sink with drainer and mixer tap, integrated double electric oven, four ring electric hob and extractor hood, space for under counter fridge/freezer, plumbing for washing machine and dishwasher.

Landing

UPVC double glazed obscured window to side aspect, plastered ceiling with loft access, plastered walls, fitted carpet, doors leading into all first floor rooms.

Family Bathroom

6' 6" x 5' 7" (1.98m x 1.69m)

UPVC double glazed obscured window to rear aspect, plastered ceiling with spot lights, tiled walls, tiled flooring, three piece suite comprising low level WC and floating wash hand basin inset into vanity unit offering storage, panelled bath with mixer tap and mains overhead shower, chrome heated towel rail.



Bedroom One

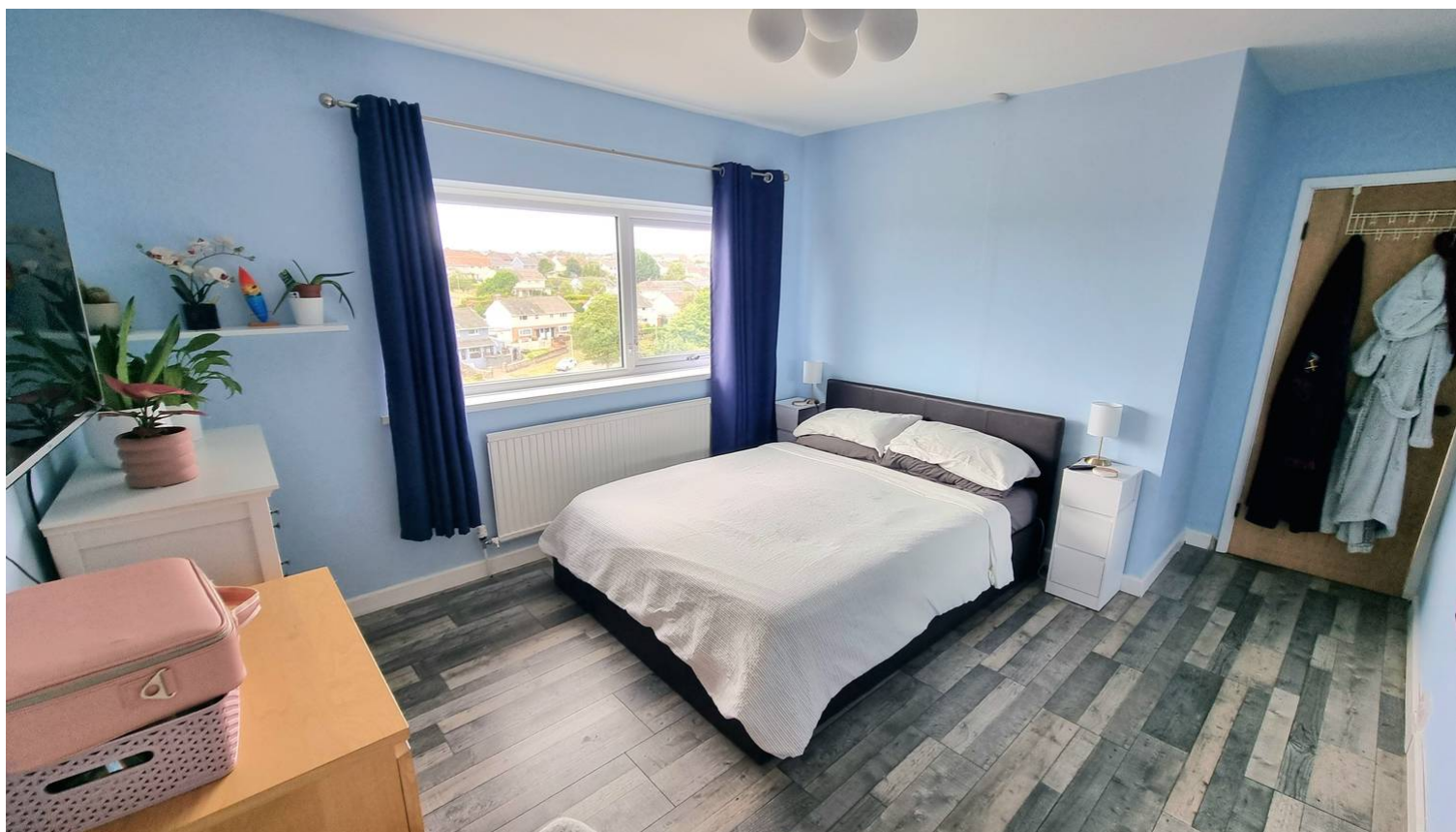
12' 6" x 11' 11" (3.80m x 3.62m)

UPVC double glazed window to front aspect, plastered ceiling, plastered walls, laminate flooring, radiator. A spacious double bedroom.

Bedroom Two

14' 6" x 8' 6" (4.42m x 2.60m)

UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, fitted carpet, single built in wardrobe, radiator.



Bedroom Three

9' 2" x 7' 5" (2.80m x 2.25m)

UPVC double glazed window to front aspect, plastered ceiling, plastered walls, fitted carpet, two built in storage cupboard, one housing combi boiler.

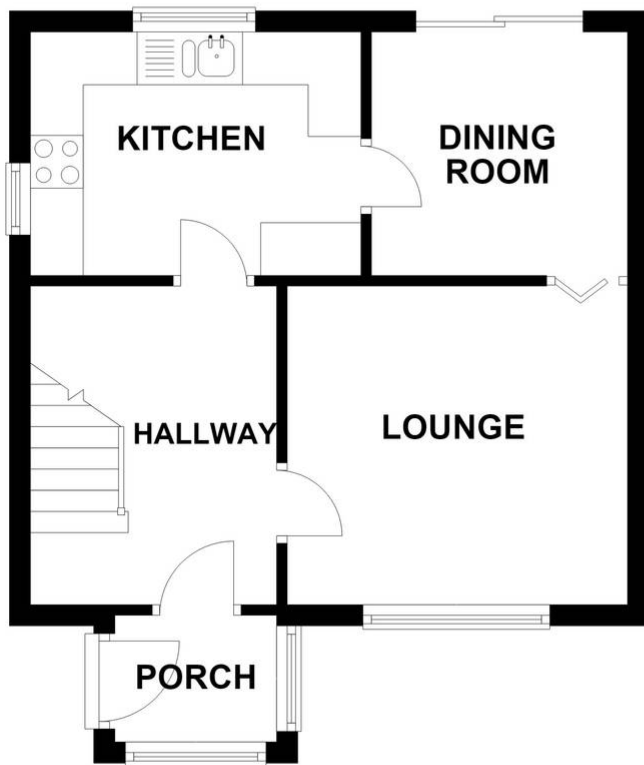
Garden

A landscaped rear garden consisting of fenced boundaries, patio area with steps leading up to artificial lawn and paving slabs leading to a second patio area to the rear, slate chippings, side access leading to front of the property, outhouse housing power and lighting.





GROUND FLOOR



FIRST FLOOR

