



34 Banc Gelli Las, Bridgend – CF31 5DH
Bridgend

£225,000

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Bridgend

Welcome to this inviting three bedroom semi detached house, tucked away in a quiet cul-de-sac and perfect for anyone looking for a move-in ready home. Step inside and you'll find a bright and spacious living area that's ideal for relaxing or entertaining friends. The kitchen is modern and practical, with plenty of cupboard space and room for a dining table, making it a great spot for family meals or weekend brunches. There's a handy downstairs WC for guests or busy mornings, while upstairs you'll find three comfortable bedrooms and a fresh, contemporary bathroom (ideal for unwinding after a long day). The whole house is well presented throughout, so you can simply unpack and start enjoying your new space. Parking is a breeze, with space for two or three vehicles to the rear, so there's no need to worry about finding a spot after work or when visitors come by. This home is a fantastic option for first-time buyers, young families or anyone looking to settle into a friendly neighbourhood (with all the essentials close by). Don't miss your chance to see this lovely property - call today to arrange a viewing.

- Three bedroom semi detached house
- Cul-de-sac location
- Well presented throughout
- Parking for 2/3 vehicles to the rear
- Downstairs WC and first floor bathroom





Entrance

Via front door with part obscured glazed window leading into the hallway.

Entrance hall

Textured and coved ceiling, centre light, smoke alarm, skimmed walls and rustic oak laminate flooring. Consumer board, radiator, stairs leading to the first floor and doors leading off.

Downstairs WC

3' 1" x 5' 5" (0.94m x 1.65m)

Textured and coved ceiling, centre light, skimmed walls, oak effect laminate flooring and radiator. Two piece suite comprising low level WC and wall mounted wash hand basin with chrome mixer tap and tiled splash back. PVCu obscured window overlooking the front.

Lounge

13' 11" x 11' 7" (4.23m x 3.54m)

Overlooking the front of the property via PVCu double glazed window and finished with skimmed and coved ceiling with centre light, skimmed walls, radiator and continuation of the oak laminate flooring. Double doors leading into the kitchen/diner.



Kitchen / diner

15' 3" x 9' 5" (4.64m x 2.88m)

Textured and coved ceiling with centre light, skimmed walls and tiled flooring. A range of wall and base units in light wood with square edge work tops. Tiled splash backs, single stainless steel sink and drainer with chrome swan neck mixer tap and wall mounted boiler. Space for freestanding fridge/freezer and plumbing for undercounter washing machine, space for undercounter tumble dryer and dishwasher. Breakfast bar. The dining area has oak laminate flooring, PVCu window overlooking the rear garden and PVCu doors leading out to the rear garden. Good size under stairs storage. Space for dining table and chairs.

Landing

Via stairs with fitted carpet and open balustrade. Textured ceiling with centre light, smoke alarm, attic access, skimmed walls and fitted carpet. Doors leading to three bedrooms, family bathroom and airing cupboard.

Bedroom 1

13' 3" x 8' 1" (4.03m x 2.47m)

Textured ceiling with centre light, skimmed walls, fitted carpet, radiator and PVCu window overlooking the front. Large built in storage cupboards.

Bedroom 2

9' 0" x 8' 8" (2.74m x 2.64m)

Textured ceiling with centre light, skimmed walls, fitted carpet, radiator and PVCu window overlooking the rear garden.

Bedroom 3

8' 8" x 5' 8" (2.65m x 1.73m)

Textured ceiling with centre light, skimmed walls, fitted carpet, radiator and PVCu window overlooking the front of the property.

Family bathroom

6' 0" x 5' 11" (1.82m x 1.80m)

Skimmed ceiling with centre light, extractor, respertex walls, dark grey wood effect laminate flooring, radiator and obscured window overlooking the side. Built in electric shaver point and wall mounted mirror. Three piece suite comprising low level WC, pedestal sink with chrome mixer tap and bath with chrome mixer tap and electric wall mounted shower with shower screen.

Outside

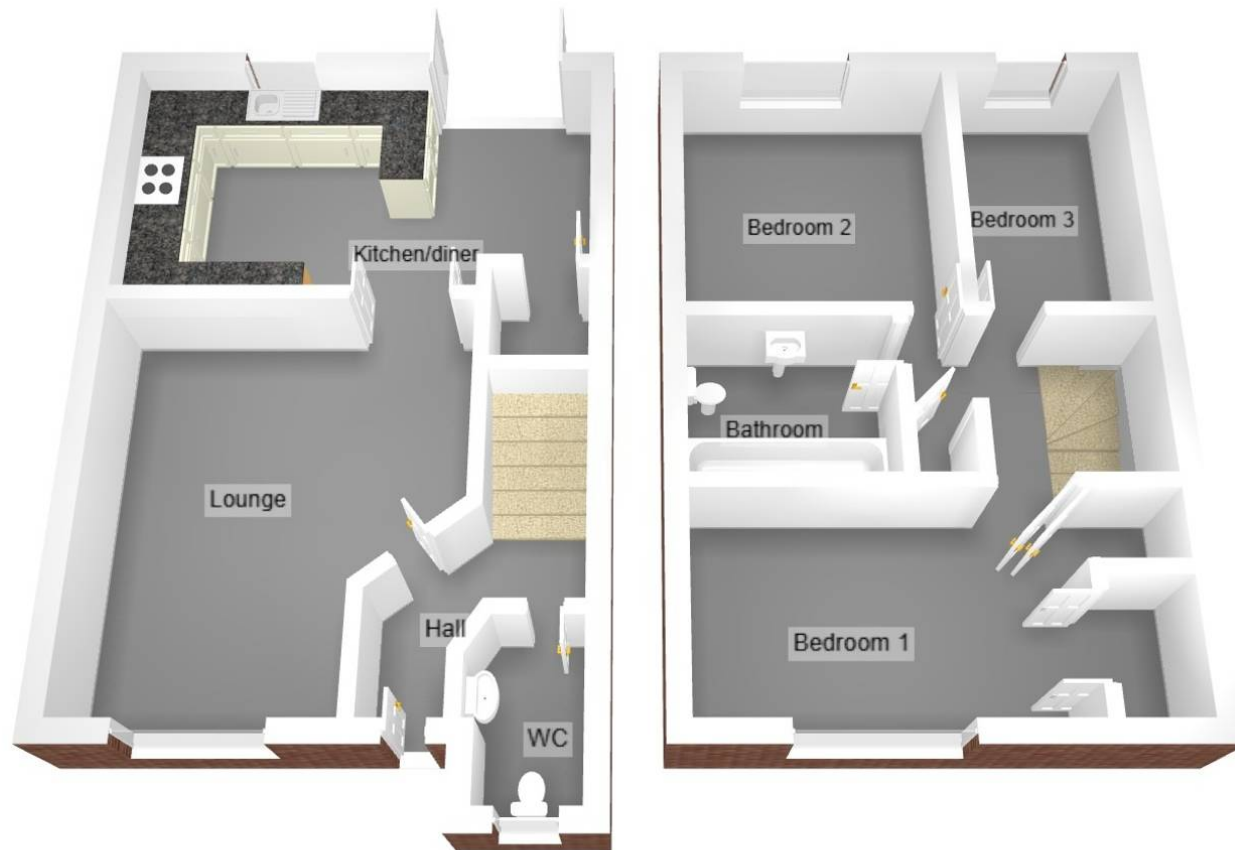
Open frontage laid to lawn with mature shrubs and pathway leading to the front door. Low maintenance rear garden bound by brick wall and feather board edging, laid to lawn with two patio areas and mature shrub borders and outside water tap. Parking for two vehicles to the rear of the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		86
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



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