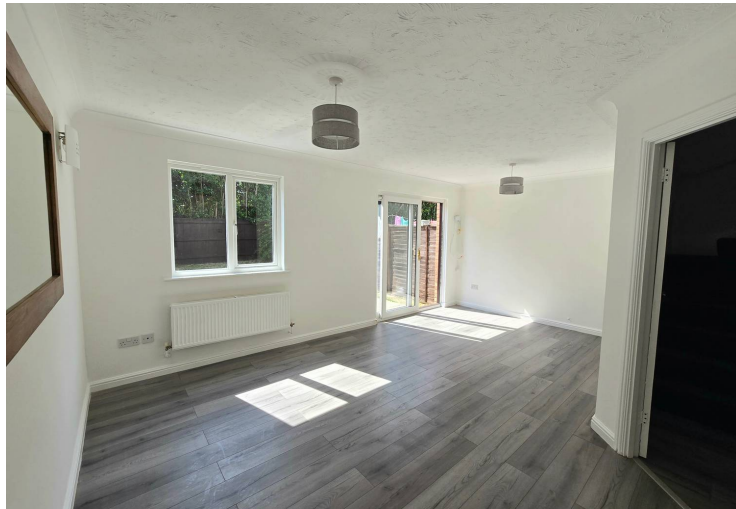




32 Llys Eglwys, Bridgend

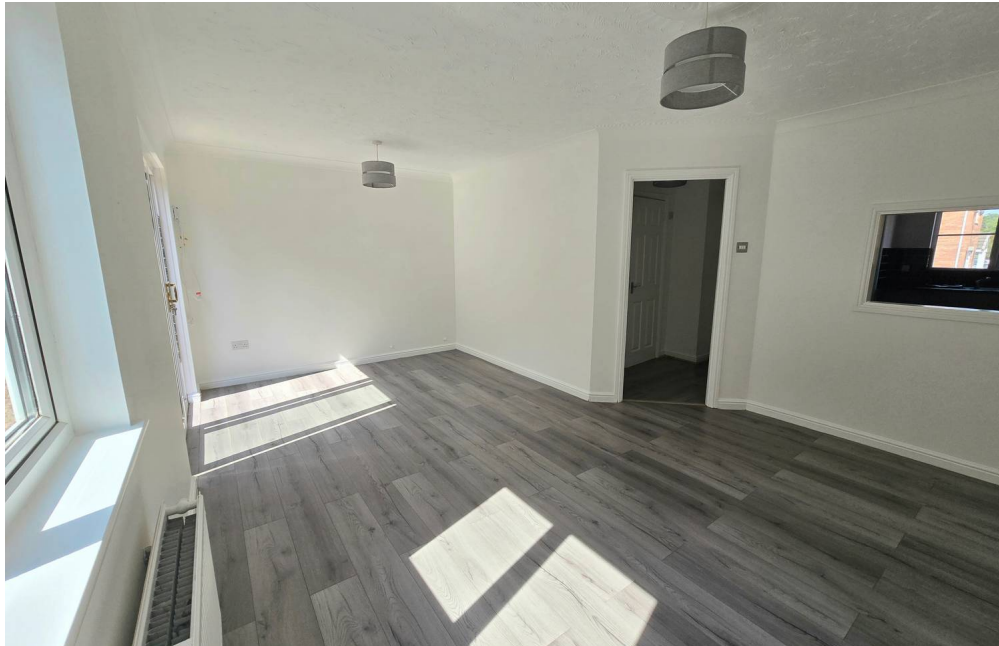
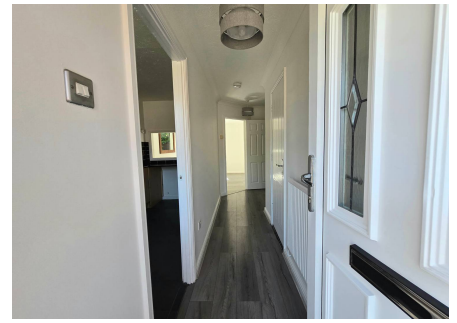
£249,950 Freehold

THREE BEDROOM SEMI DETACHED WITH INTEGRAL GARAGE • KITCHEN AND LOUNGE/DINING ROOM • DOWNSTAIRS WC
 • INTEGRAL GARAGE WITH POTENTIAL TO CONVERT • THREE BEDROOMS WITH PRIMARY HOSTING A EN SUITE • DRIVE
 AND ENCLOSED GARDEN • SOLD WITH NO ONGOING CHAIN IN THE VERY POPULAR SOUGHT AFTER BROADLANDS

DanielMatthew
 ESTATE AGENTS



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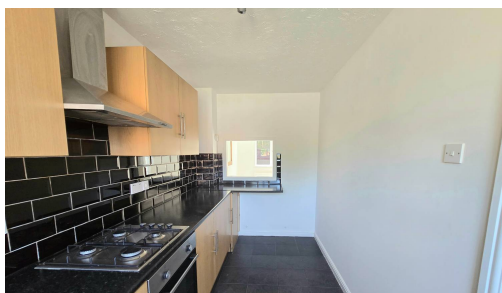
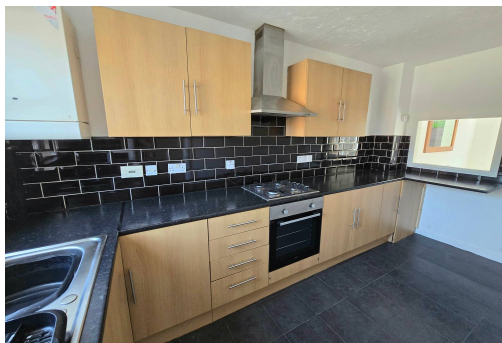


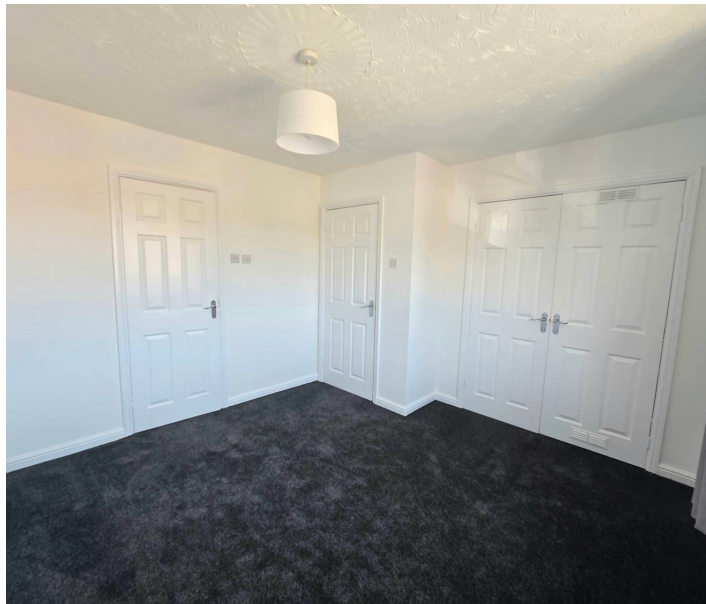
Modern three bedroom semi detached in Broadlands with integral garage, en suite to main bedroom, spacious living areas, downstairs WC and being sold with no ongoing chain. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: TBC





ENTRANCE

13' 1" x 3' 3" (4.00m x 1.00m)

Enter via a UPVC double glazed door into the hallway, plain walls, textured ceiling. radiator, laminate flooring, access to the ground floor rooms, staircase and personal door access to the garage.

KITCHEN

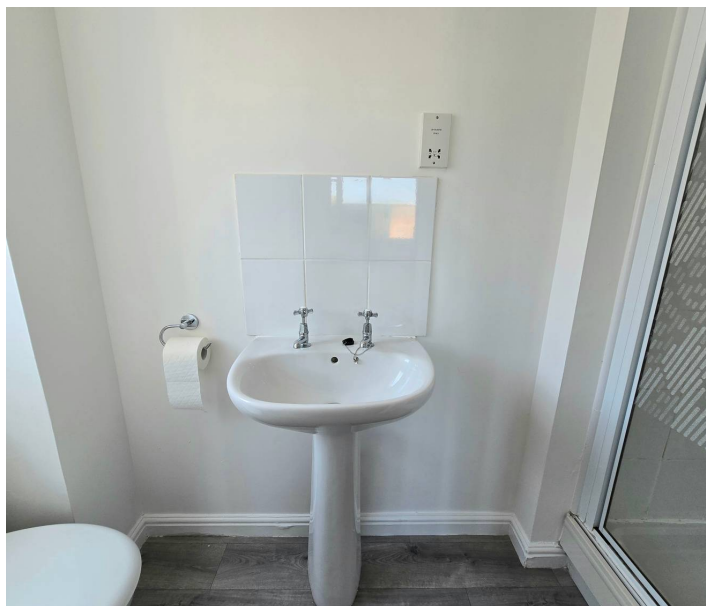
13' 11" x 6' 5" (4.24m x 1.95m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, tile flooring, a range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob and extractor fan, space for a washing machine, wall mounted combination boiler.

WC

4' 2" x 3' 2" (1.26m x 0.96m)

Downstairs cloakroom with a two piece suite comprising low level WC, pedestal wash hand basin, radiator, plain walls, textured ceiling and tile splashback.



LOUNGE/DINING ROOM

17' 11" x 13' 0" (5.47m x 3.97m)

UPVC double glazed window and sliding doors to rear aspect opening to the garden, plain walls, textured ceiling, radiator and laminate flooring.

LANDING

Landing with plain walls, textured ceiling, carpet flooring, airing cupboard housing the water tank and access to the first floor rooms.

BEDROOM ONE

10' 8" x 10' 11" (3.24m x 3.32m)

Primary bedroom with fitted storage, access to the en suite, UPVC double glazed window, plain walls, textured ceiling, radiator and carpet flooring.



BEDROOM ONE

10' 8" x 10' 11" (3.24m x 3.32m)

Primary bedroom with fitted storage, access to the en suite, UPVC double glazed window, plain walls, textured ceiling, radiator and carpet flooring.

BEDROOM TWO

13' 0" x 8' 10" (3.96m x 2.68m)

UPVC double glazed window, plain walls, textured ceiling, radiator and carpet flooring.

BEDROOM THREE

9' 11" x 8' 10" (3.01m x 2.69m)

UPVC double glazed window, plain walls, textured ceiling, radiator and carpet flooring.

BATHROOM

11' 1" x 4' 9" (3.38m x 1.45m)

UPVC double glazed window, textured ceiling, partially plain and tiled walls, tiled flooring, three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap and radiator.

EN SUITE

8' 9" x 2' 11" (2.67m x 0.88m)

UPVC double glazed window, partially plain and tiled walls, tiled flooring, three piece suite comprising low level WC, pedestal wash hand basin, shower enclosure and radiator.

INTEGRAL GARAGE & GARDEN

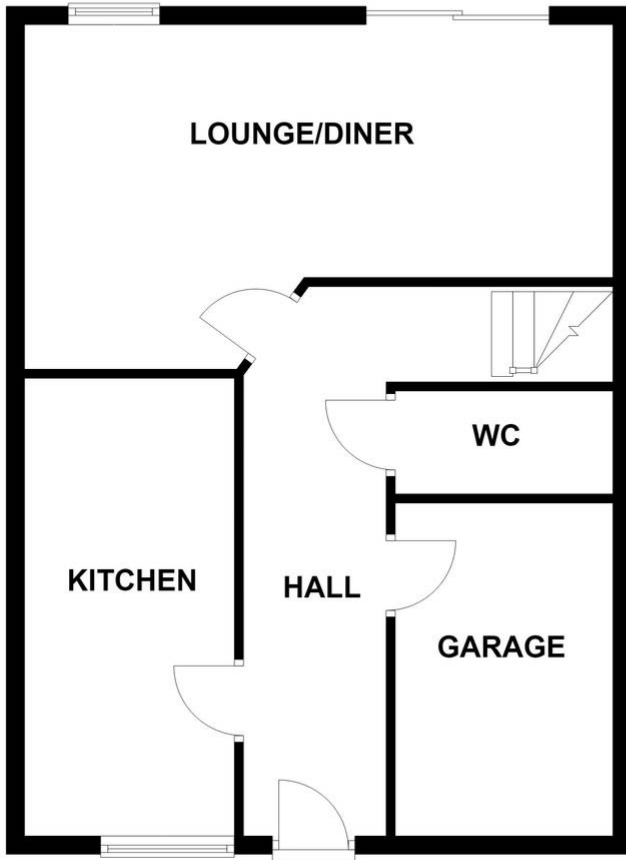
16' 3" x 7' 8" (4.95m x 2.33m)

Integral garage with up and over door and integral door access, plain walls and ceiling. Enclosed garden with fence boundary, laid to patio, and laid to lawn with side gate access, perfect space for families, relaxing and entertaining.

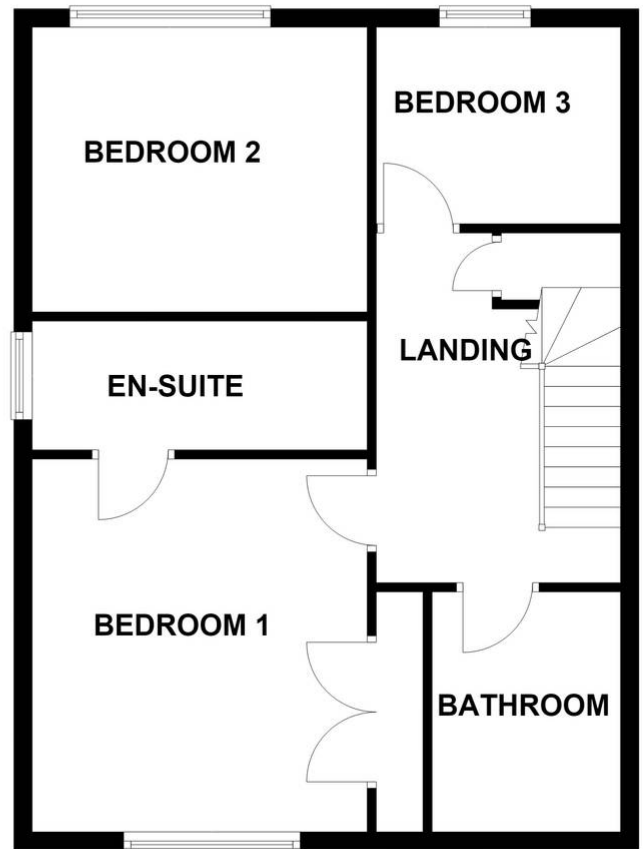




GROUND FLOOR



FIRST FLOOR



You can include any text here. The text can be modified upon generating your brochure.