



30 Church Bell Sound, Bridgend – CF31 4QH
Bridgend

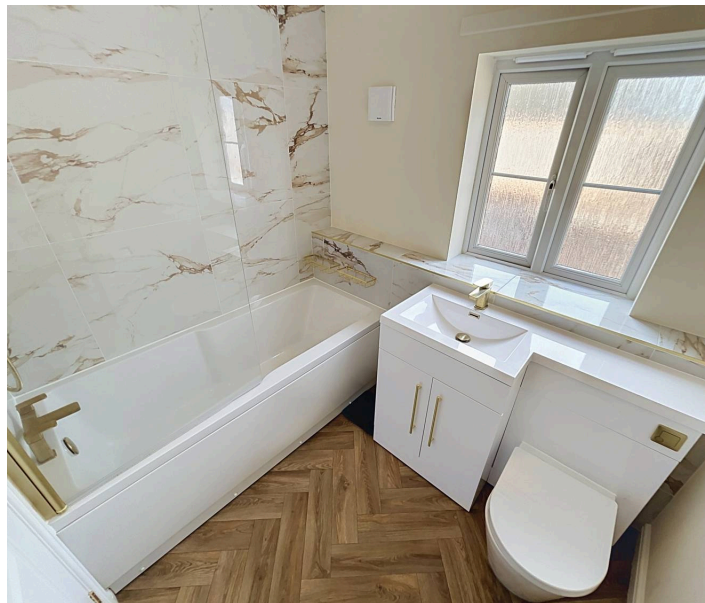
Offers in Region of **£275,000**

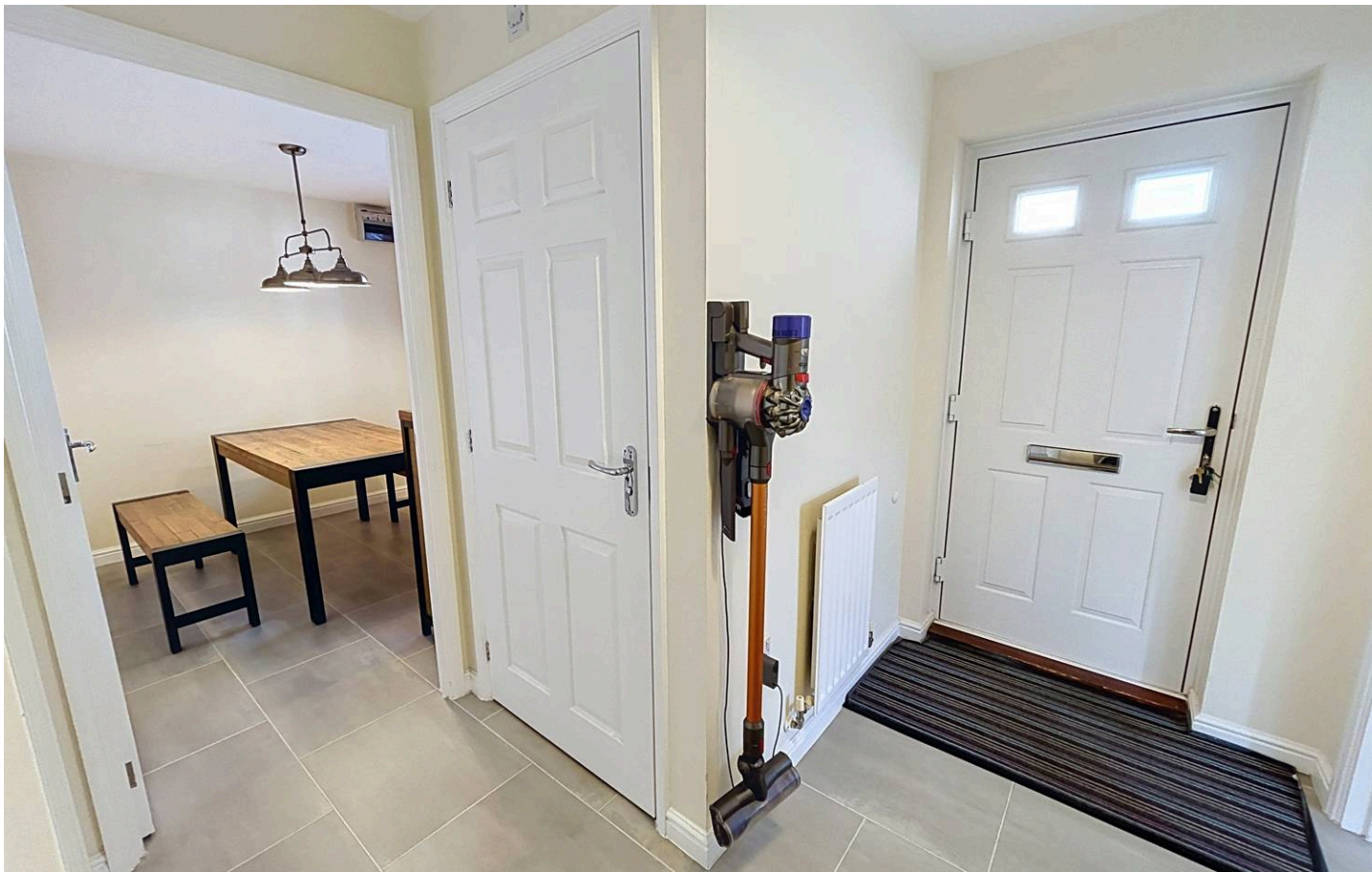
30 Church Bell Sound

Bridgend

Step inside this immaculately presented three bedroom detached house, located in a highly sought after development and ready for you to move straight in. The spacious living area is perfect for relaxing evenings or entertaining friends, while the modern kitchen is fitted with sleek units and plenty of storage. Each of the three bedrooms is generously sized, offering a comfortable retreat for all the family (or space to set up a home office if needed). The bathroom is stylish and contemporary, with quality fixtures throughout. You'll also find handy storage solutions dotted around the home, helping you keep everything tidy and organised. The property comes with a garage and driveway, so parking is never an issue. Whether you're a growing family or looking to upsize, this home ticks all the boxes for comfortable, modern living. With neutral decor and quality finishes, you can add your own personal touches without needing to do any major work. Don't miss out on this fantastic opportunity to secure a move-in ready home in a great location. Book your viewing today and see for yourself what makes this property so special.

- Immaculately presented property
- 3 bedroom detached
- Garage and driveway
- Sought after development
- Ready to move in to





Entrance

Via part glazed and frosted composite door.

Entrance hall

Emulsion walls and ceiling, centre light, tiled floor, smoke alarm, and radiator.

Lounge

16' 10" x 10' 3" (5.13m x 3.13m)

Emulsion ceiling and walls, tiled floor, centre light, 2x UPVC windows, UPVC doors to rear, feature electric fire with marble hearth, and 2x radiators.

Downstairs WC

4' 5" x 3' 7" (1.34m x 1.08m)

Emulsion ceiling and walls, radiator, tiled floor, low level WC, hand wash basin, and tiled splash back area.

Dining room

9' 3" x 7' 11" (2.82m x 2.41m)

Emulsion ceiling and walls, tiled floor, UPVC window, radiator, and consumer unit.

Kitchen

14' 3" x 8' 4" (4.35m x 2.53m)

Emulsion ceiling with spot lights, emulsion walls, tiled floor, range of wall and base units, integrated oven and microwave, integrated washing machine, wine cooler, UPVC window, UPVC composite door leading to the side, radiator, and doorway to understairs storage.

Landing

Carpet, emulsion ceiling and walls, centre light, access to loft, UPVC window, radiator, and smoke alarm. Storage cupboard housing hot water tank and shelving.



Master bedroom

13' 3" x 10' 6" (4.05m x 3.20m)

Emulsion ceiling and walls, centre light, carpet, built in double wardrobe, UPVC window, and radiator.

En-Suite

10' 4" x 3' 5" (3.15m x 1.04m)

Emulsion ceiling and walls, centre light, tiles around shower and splashback area, lino flooring, vanity sink unit, low level WC, glass door enclosed shower, and frosted window.

Family bathroom

7' 3" x 6' 2" (2.22m x 1.87m)

Comprises of vanity unit with hand wash basin and low level WC, and bath with overhead shower. Tiled splash back areas, emulsion ceiling and walls, lino floor, centre light, frosted UPVC window, and gold towel radiator.

Bedroom two

11' 2" x 7' 1" (3.41m x 2.16m)

Emulsion ceiling and walls, carpet, UPVC window, radiator, and centre light.

Bedroom three

9' 5" x 7' 2" (2.87m x 2.18m)

Emulsion ceiling and walls, centre light, radiator, UPVC window, built in storage cupboard, and lino flooring.

Outside

To front of property there are resin steps leading up, there is an overhead canopy and outside lighting. To the rear the garden is enclosed and low maintenance, part laid resin and part tarmac, outside power, lighting and tap. Driveway and garage with traditional up and over door.





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