



Mount Earl, Bridgend, Bridgend County. CF31 3EY

Offers In Region Of £329,950



Daniel Matthew Estate Agents
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DanielMatthew
ESTATE AGENTS



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*** EXTENDED THREE BEDROOM SEMI DETACHED * Daniel Matthew are pleased to offer for sale this three bedroom family home. Situated in the sought after area of Bridgend. Walking distance of Bridgend Town, Oldcastle Primary and Brynteg Comprehensive Schools. Property comprising lounge, open plan kitchen/family room, utility room, conservatory and shower room. To the first floor three bedrooms and family bathroom, stairs leading to loft room. Further benefits**



Entrance

Enter via UPVC double glazed door to hallway, plain walls, laminate flooring, radiator, understairs storage, stairs to first floor, doors leading to ground floor rooms.

Lounge (13' 6" x 12' 4") or (4.11m x 3.76m)

UPVC double glazed bay front window, plain walls with feature wall, laminate flooring, radiator.

Open Plan Kitchen / Lounge

Lounge Area - 11'11 x 20'7 - Plain ceiling, plain walls with feature wall, laminate flooring, radiator, gas log burner effect fire with mantle, UPVC double glazed door leading to rear garden.

Kitchen - 22'0 x 6'6 - UPVC double glazed window to rear aspect, plain ceiling, plain walls with tiled splashback, Matching wall and base units, ceramic sink/drainage with swan neck tap, cooker point for range, space for American style fridge/freezer, door to utility room.

Utility Room

Matching wall and base units, plumbing for washing machine, non slip flooring, UPVC double glazed door to conservatory.

Conservatory (18' 0" x 7' 4") or (5.49m x 2.24m)

UPVC double glazed windows to the front and side. UPVC double glazed doors to the front and rear. Polycarbonate ceiling.

Shower Room

Recently fitted shower, comprising low level WC, wash hand basin, walk-in shower, tiled walls and floor.

Landing

UPVC double glazed window to side aspect, plain walls, carpet flooring, doors leading to all first floor rooms.

Bedroom One (13' 7" x 11' 7") or (4.14m x 3.53m)

UPVC double glazed bay window to front aspect, plain walls, carpet flooring, radiator.

Bedroom Two (12' 7" x 12' 2") or (3.84m x 3.71m)

UPVC double glazed window to rear aspect, plain walls with feature wall, carpet flooring, radiator.

Bedroom Three (7' 4" x 7' 0") or (2.23m x 2.13m)

UPVC double glazed window to front aspect, papered walls, carpet flooring, radiator, stairs to loft room.

Bathroom

UPVC double glazed obscured window to rear aspect, low level WC, pedestal wash hand basin, panelled bath with shower over, tiled splashback, cupboard housing combi boiler.

Attic room (14' 4" x 11' 11") or (4.37m x 3.63m)

Two Velux window to rear aspect, laminate flooring, storage with eaves.

Outside

Front - Laid to lawn, wall boundaries, off road parking.

Rear - Wall boundaries, patio area, laid to artificial grass.

Services

This property has the following services: Mains electricity, mains water, mains gas, mains drainage



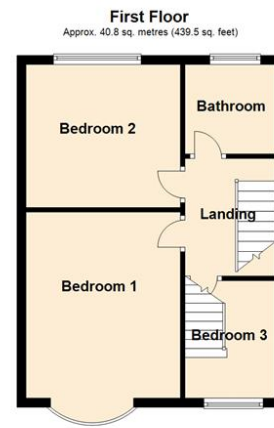
Tenure

The resale tenure for this property is Freehold





Total area: approx. 125.1 sq. metres (1346.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.