





98 Maes Y Rhedyn, Bridgend

£299,950 Freehold

Modern four bedroom detached Barratt home with a spacious kitchen/diner, lounge, utility room and en suite. Close to amenities, Bridgend and the M4. 360 tour available.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

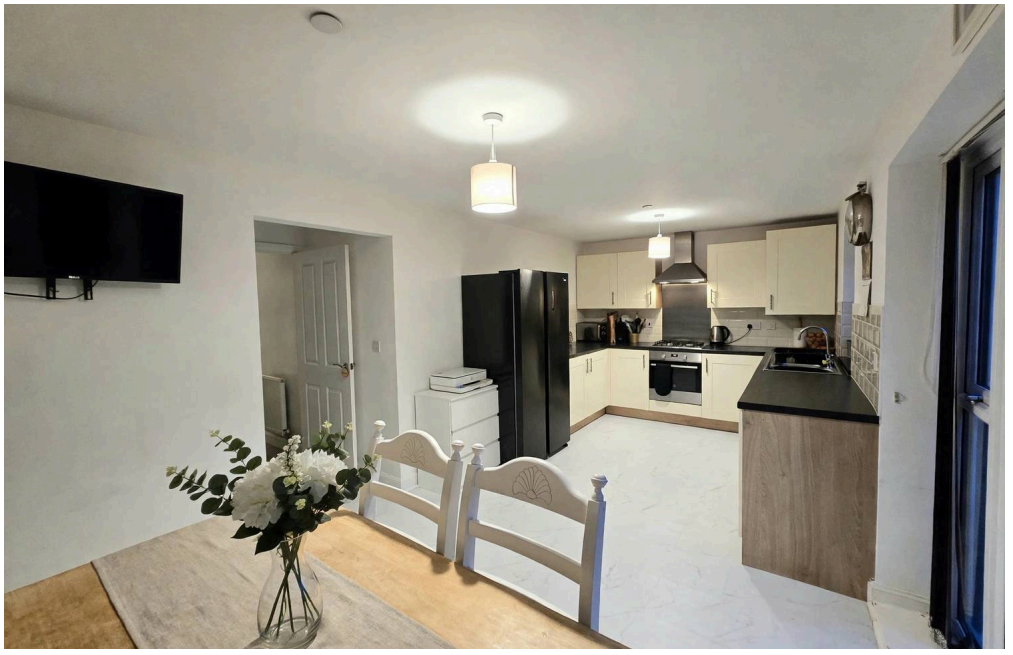
EPC Environmental Impact Rating: B

DanielMatthew
ESTATE AGENTS

Modern four bedroom detached Barratt home with a spacious kitchen/diner, lounge, utility room and en suite. Close to amenities, Bridgend and the M4. 360 tour available.







- MODERN BARRATT 7 YEAR OLD DETACHED FAMILY HOME
- LOUNGE AND SPACIOUS KITCHEN/DINER
- SEPERATE UTILITY ROOM AND WC
- FOUR BEDROOMS WITH PRIMARY BENEFITING A EN SUITE
- FAMILY BATHROOM
- DRIVE TO SIDE WITH ACCESS TO THE GARAGE
- 360 TOUR AVIALABLE TO VIEW
- ENCLOSED GARDEN
- CLOSE TO LOCAL AMENITIES, M4 ACCESS AND BRIDGEND TOWN







HALLWAY
Enter via main door into a bright hallway, plain walls, plain ceiling, storage cupboard, laminate flooring, radiator and access to the ground floor rooms.

WC
WC with a two piece suite comprising a low level wc, pedestal wash hand basin, plain walls and tile walls, plain ceiling, laminate flooring and radiator.

LOUNGE
UPVC double glazed window to front aspect, plain walls, plain ceiling, carpet flooring and radiator.

KITCHEN/DINER
UPVC double glazed window and rear UPVC french doors to rear aspect, space for a table and chairs, Range of wall and base units with complimentary worktops, stainless steel sink mixer tap. Integrated , gas hob with modern extractor over and space for a dishwasher, plain walls and ceiling, radiator and tile flooring.

UTILITY ROOM
Side UPVC double glazed window, plain walls, plain ceiling, laminate flooring, space for a washing machine, space for a tumble dryer.

LANDING
Landing with access to first floor rooms, plain walls and ceiling, carpet flooring and attic hatch.

BEDROOM ONE
UPVC double glazed window to front aspect, plain walls, feature papered walls, fitted mirrored wardrobes, plain ceiling, access to the en suite, carpet flooring and radiator.

BEDROOM TWO
UPVC double glazed window to rear aspect, plain walls, plain ceiling, carpet flooring and radiator.

BEDROOM THREE
UPVC double glazed window to front aspect, plain walls, plain ceiling, carpet flooring and radiator.

BEDROOM FOUR
UPVC double glazed window to rear aspect, plain walls, plain ceiling, carpet flooring and radiator.

BATHROOM
Three piece suite with a panel bath, pedestal wash hand basin and low level wc, towel radiator, UPVC double glazed window, tile flooring, plain and tile walls, plain ceiling and vinyl flooring.

EN SUITE
Three piece suite with shower enclosure, wash hand basin and low level wc, radiator, plain and tile walls, plain ceiling and vinyl flooring.



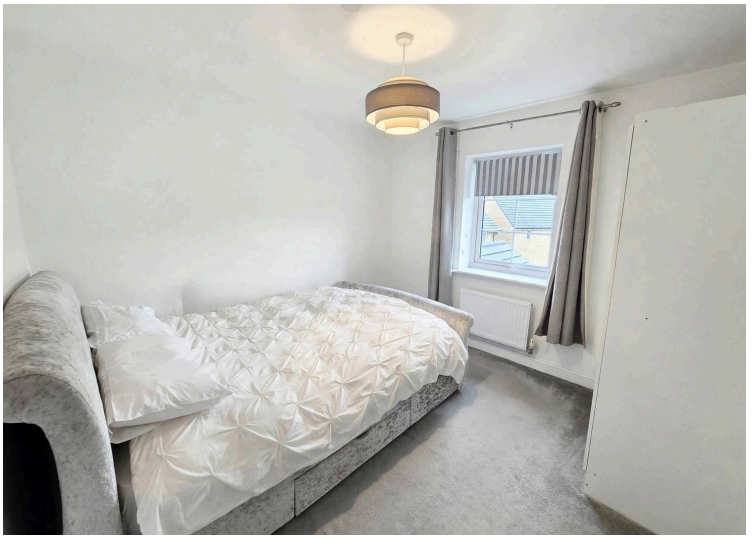
GARDEN

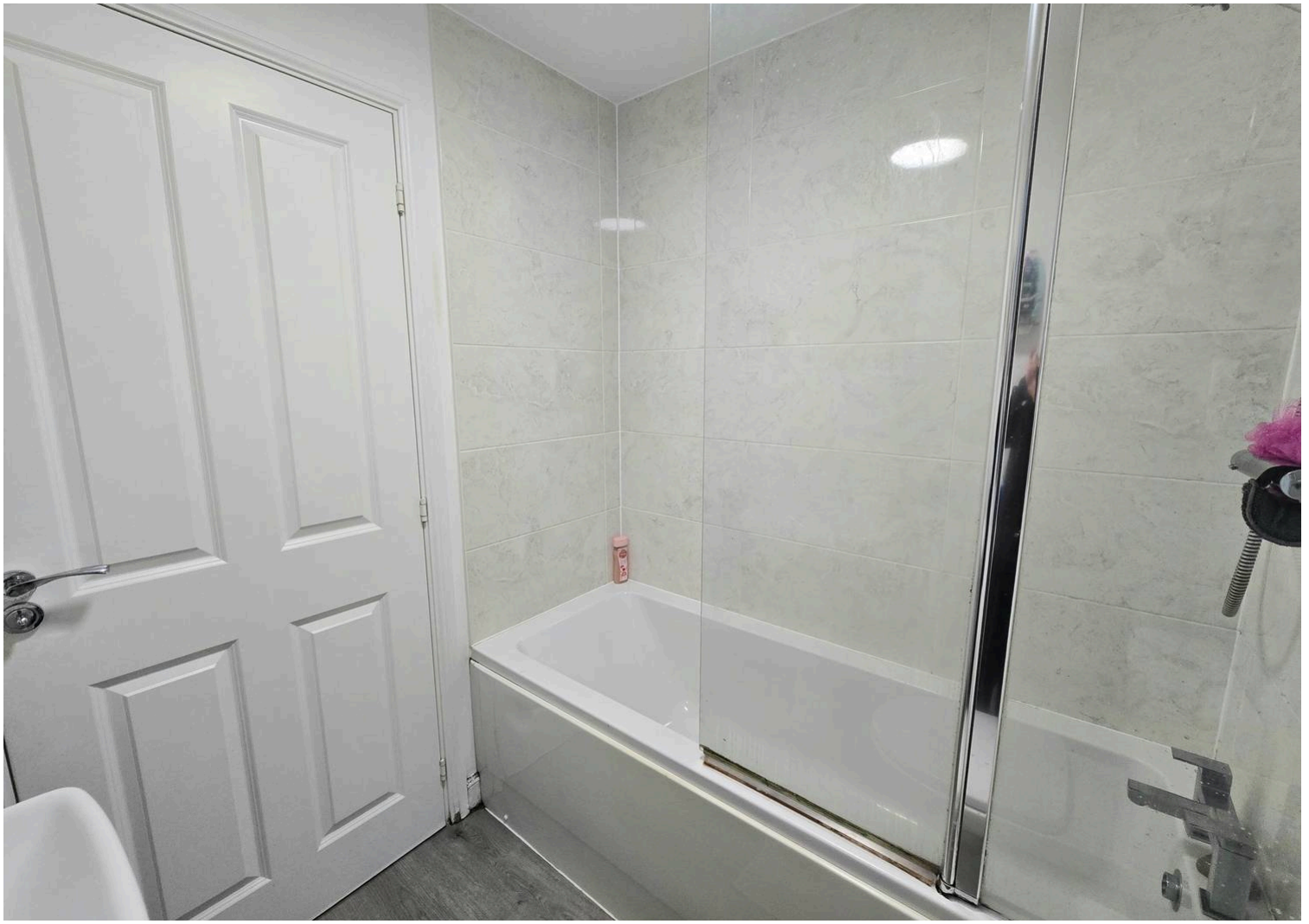
Enclosed garden with laid to lawn, two laid to deck seating areas with fence boundary.



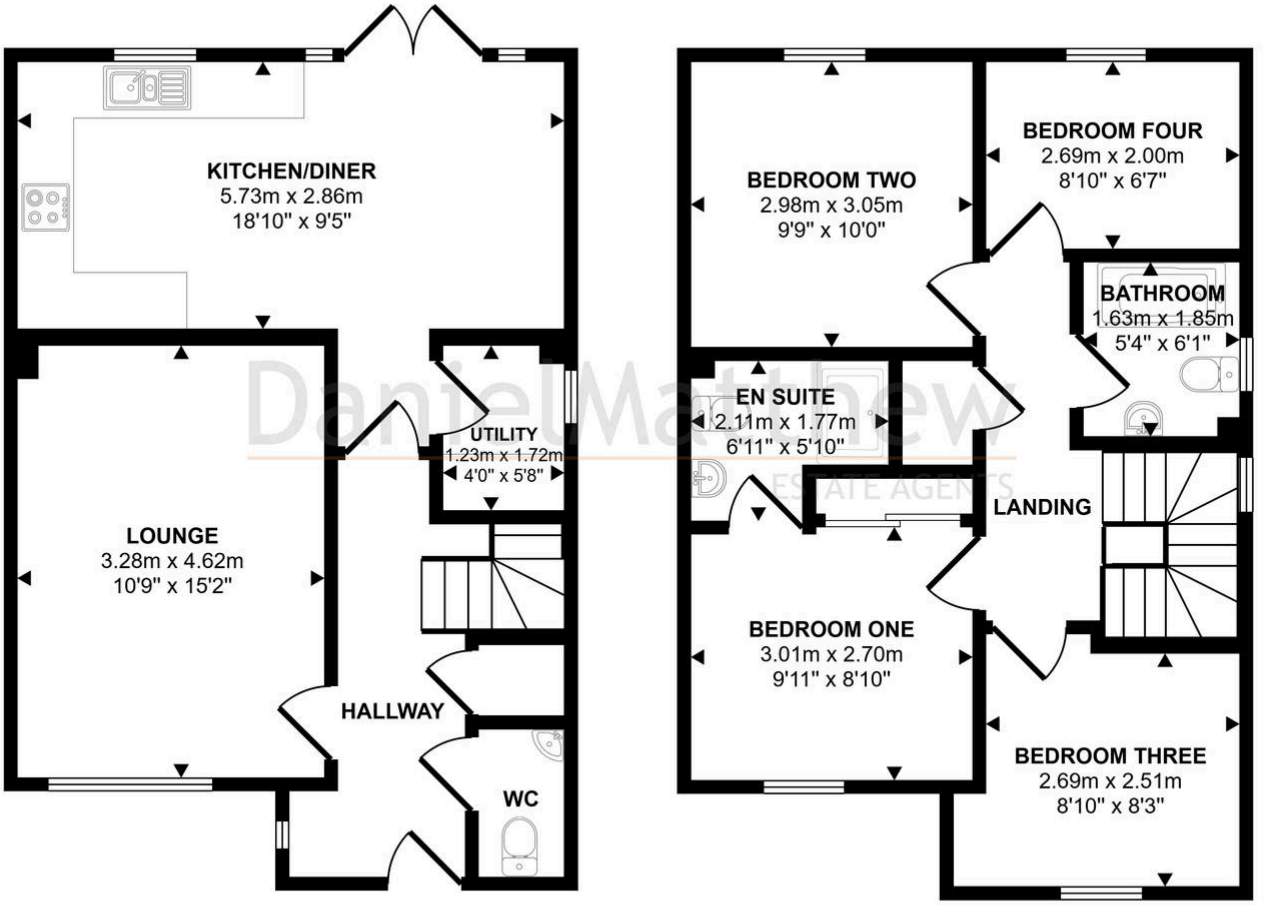

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Approx Gross Internal Area
96 sq m / 1031 sq ft



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Ground Floor
Approx 47 sq m / 508 sq ft

First Floor
Approx 49 sq m / 523 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.