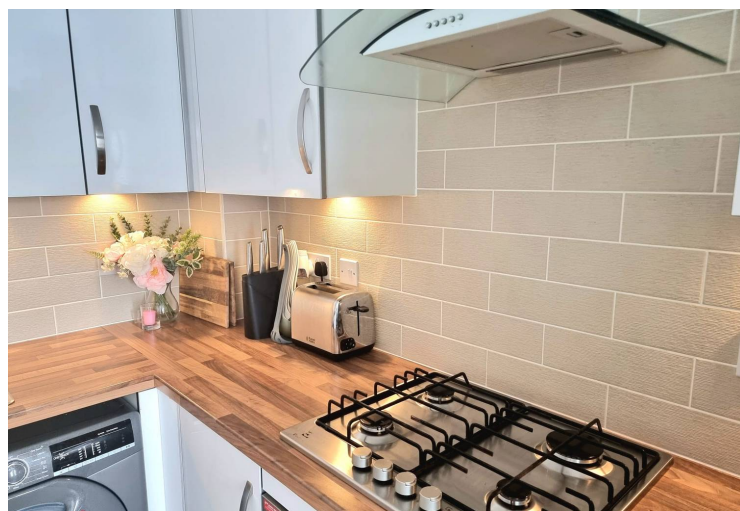




38 Llys Tre Dwr, Waterton

£299,950 Freehold

Immaculate three bedroom detached home with en-suite, modern kitchen/diner, ample storage, and great transport links. Peaceful location near Bridgend town and coast.

Council Tax band: D

Tenure: Freehold

DanielMatthew
ESTATE AGENTS



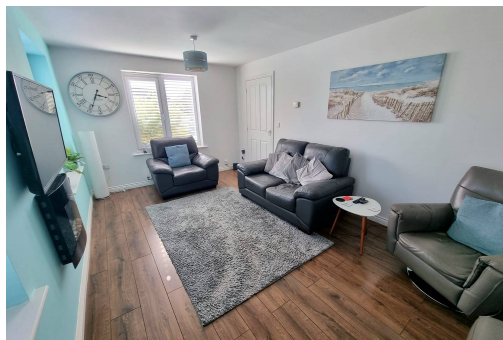
Daniel Matthew Estate Agents are pleased to offer for sale this immaculately presented three bedroom detached. Showcasing modern style and inviting atmosphere, a perfect buy for anyone seeking comfort and convenience in equal measure. As you step inside the property you enter a spacious hallway, which leads into a bright and airy spacious lounge and immediately sets a welcoming tone, perfect for relaxation or entertaining family/friends. The heart of the home is the sleek kitchen/diner, comprising contemporary cabinetry and worktops blend seamlessly with natural light streaming through the French doors, a perfect room making everyday living and hosting a delight.

Upstairs, three generous bedrooms await, each offering ample space for restful nights, with the primary bedroom enjoying the added luxury of an en-suite. The family bathroom is stylish and well-appointed, while a convenient cloakroom is located on the ground floor.

A driveway and garden to enjoy the summer. Located within a small,



- Immaculately Presented Detached Property
- Three Good Sized Bedrooms
- Spacious Bright & Airy Lounge
- Modern Kitchen/Diner With French Doors Leading Into Garden
- Cloakroom, Family Bathroom, En-Suite To Primary Bedroom
- Landscaped Corner Plot & Parking For Three Vehicles
- Highly Convenient Location for A48 Retail Parks, Easy Access To M4 At J35
- Nestled Within A Small Residential Development On The Periphery Of Bridgend Town



Entrance Hallway

Enter via a obscured composite door leading into a good sized entrance hallway, plastered ceiling, plastered walls, laminate flooring, radiator, staircase leading to first floor and doors leading into all first floor rooms.

Lounge

16' 6" x 9' 9" (5.04m x 2.98m)

Three UPVC double glazed windows to front and side aspect, plastered ceiling, plastered walls, laminate flooring, two radiators, electric fireplace to remain.

Kitchen/Diner

16' 3" x 9' 7" (4.96m x 2.91m)

UPVC double glazed window to front aspect, UPVC double glazed French doors with side glass panel to garden, plastered ceiling, plastered walls, laminate flooring, radiator, a range of matching wall and base units with complimentary worksurfaces, tiled splashback, one and a half stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob and extractor hood, space for fridge/freezer and tumble dryer, plumbing for washing machine, wall mounted boiler, spacious area for dining table and chairs.

Cloakroom

Plastered ceiling with extractor fan, plastered walls, tiled splashback, laminate flooring, two piece suite comprising low level WC and pedestal wash hand basin, understairs storage cupboard, radiator.

Landing

Plastered ceiling, plastered walls, fitted carpet, loft access, radiator, doors leading into all first floor rooms.

Bedroom One

12' 4" x 9' 11" (3.76m x 3.03m)

Two UPVC double glazed windows to front and side aspect, plastered ceiling, plastered walls, laminate flooring, radiator, double built in wardrobe, door leading into en-suite.

En-Suite

10' 2" x 4' 0" (3.11m x 1.22m)

Plastered ceiling, extractor fan, partially plastered and tiled walls, three piece suite comprising low level WC, pedestal wash hand basin and double shower cubicle with electric shower.

Bedroom Two

10' 0" x 9' 1" (3.04m x 2.77m)

Two UPVC double glazed windows to front and side aspect, plastered ceiling, plastered walls, laminate flooring, radiator, double build in wardrobe.

Bedroom Three

10' 0" x 7' 0" (3.05m x 2.14m)

UPVC double glazed window to side aspect, plastered ceiling, plastered walls, laminate flooring, radiator.

Family Bathroom

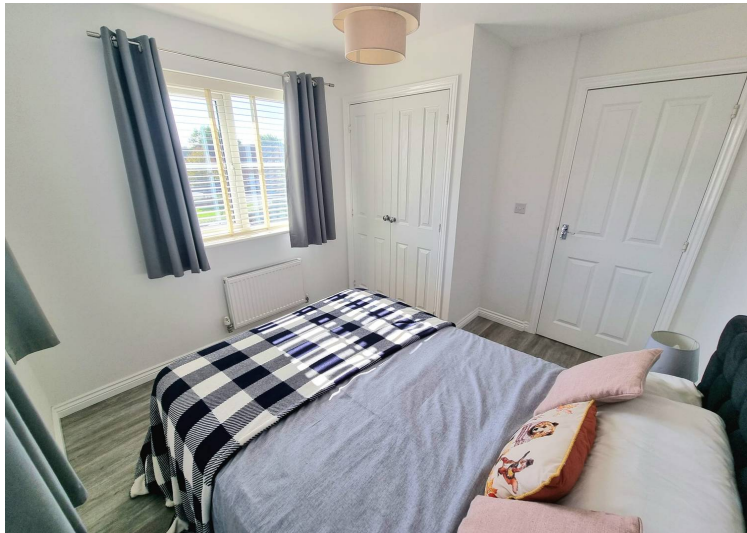
6' 9" x 5' 7" (2.06m x 1.70m)

UPVC double glazed obscured window to front aspect, plastered ceiling with extractor fan, plastered walls, tiled splashback, three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap, radiator.

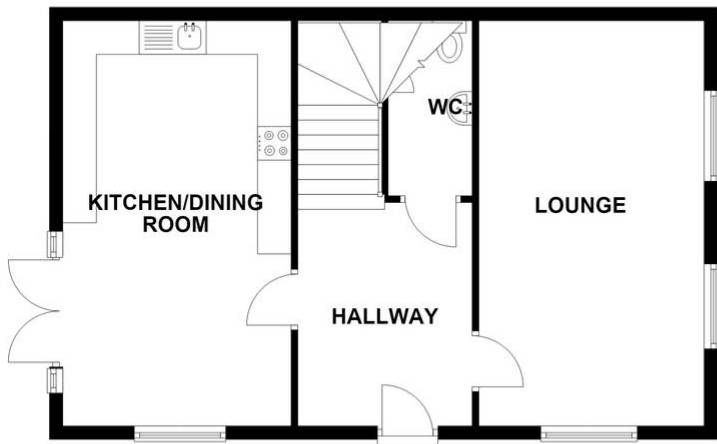


GARDEN

Front Garden - Decorative stone, Paved pathway, External gas and electric meter boxes. Driveway parking for 2 to 3 cars laid with tarmac and block paving. Double gates leading to rear garden. Side Garden - South West facing, fenced boundaries, paved patio and decorative stone area. Block paved secured driveway, Gate access with footpath to front, water tap to rear.



GROUND FLOOR



FIRST FLOOR

