



17 Llys Tre Dwr, Waterton

£255,000 Freehold

Detached Home, Well Presented Throughout • Three Bedrooms • Spacious Lounge With French Doors Leading To Rear Garden • Modern Kitchen • Cloakroom, Family Bathroom & En-Suite To Primary Bedroom • South Facing Rear Enclosed Garden • Tandem Driveway For Two Vehicles • Nestled Within A Small Residential Development On The Periphery Of Bridgend Town • Ideal Purchase For First Time Buyers • Close To Bridgend Town centre, A Short Drive To Heritage Coastline At Ogmore By Sea, Easy Access To M4 Corridor

DanielMatthew
ESTATE AGENTS



Well-presented 3-bed detached home with en-suite, modern kitchen, south-facing garden, parking for 2, in quiet Bridgend location near town, schools, parks, and M4. Ideal for first-time buyers.

Council Tax band: D

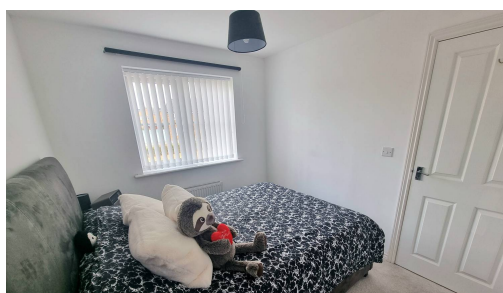
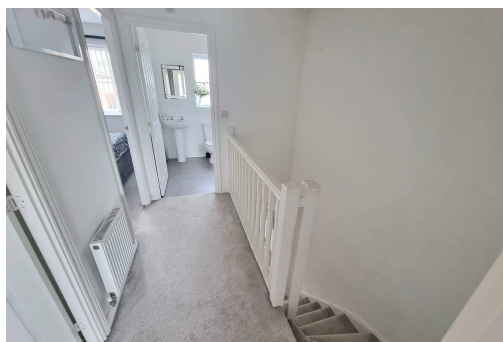
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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- Three Bedrooms
- Spacious Lounge With French Doors Leading To Rear Garden
- Modern Kitchen
- Cloakroom, Family Bathroom & En-Suite To Primary Bedroom
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Hallway

Enter via composite obscured door leading into bright and airy hallway, plastered ceiling, plastered walls, electric consumer unit, vinyl flooring, radiator, staircase leading to first floor, understairs storage cupboard, doors leading into all ground floor rooms.

Kitchen

11' 8" x 9' 9" (3.56m x 2.98m)

UPVC double glazed window to front aspect, plastered ceiling, plastered walls, tiled splashback, vinyl flooring, a range of matching Hi-gloss wall and base units with complementary worksurfaces, 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, plumbing for washing machine and dishwasher, wall mounted boiler, space for dining table and chairs.



Cloakroom/WC

Plastered ceiling with extractor fan, plastered wall, vinyl flooring, two piece suite comprising low level WC, and pedestal wash hand basin, radiator.

Lounge

15' 1" x 11' 3" (4.61m x 3.43m)

UPVC double glazed French doors with side glass panels leading to enclosed south facing rear garden, plastered ceiling, plastered walls, fitted carpet, radiator.

Landing

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





Bedroom One

14' 7" x 8' 1" (4.44m x 2.46m)

UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, laminate flooring, radiator, double fitted wardrobe, door leading into en-suite.

En-Suite

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

Bedroom Two

9' 10" x 8' 3" (3.00m x 2.52m)

UPVC double glazed window to front aspect, plastered ceiling, plastered walls, fitted carpet, single built in wardrobe, radiator.



Bedroom Three

11' 4" x 6' 6" (3.46m x 1.99m)

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

Family Bathroom

6' 8" x 5' 11" (2.04m x 1.81m)

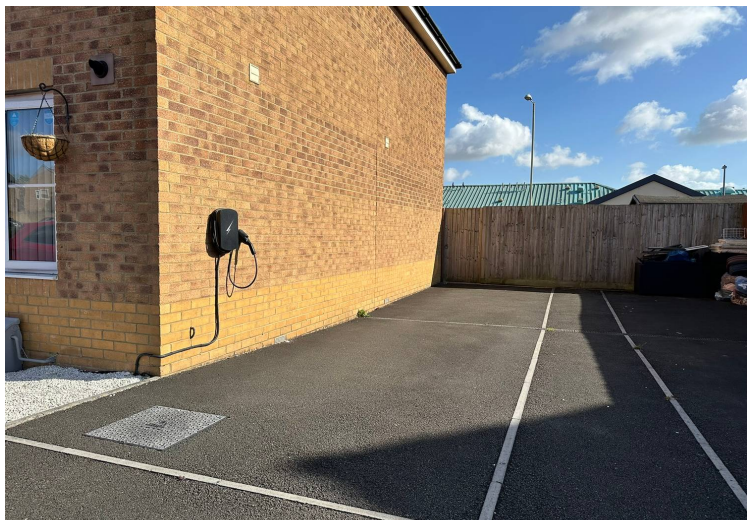
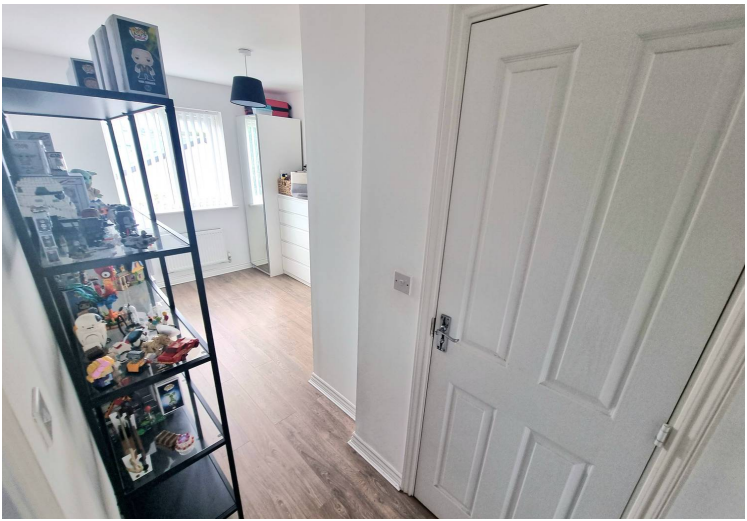
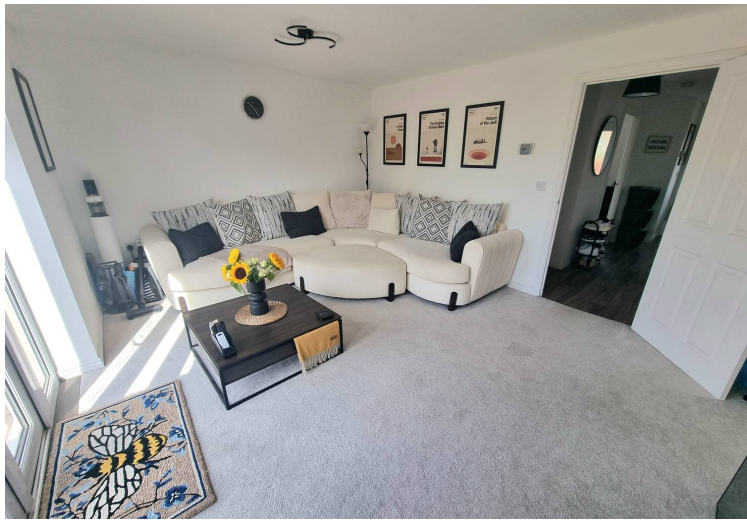
UPVC double glazed obscured window to front aspect, plastered ceiling with extractor fan, plastered walls, tiled splashback, vinyl flooring, three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer taps, radiator.



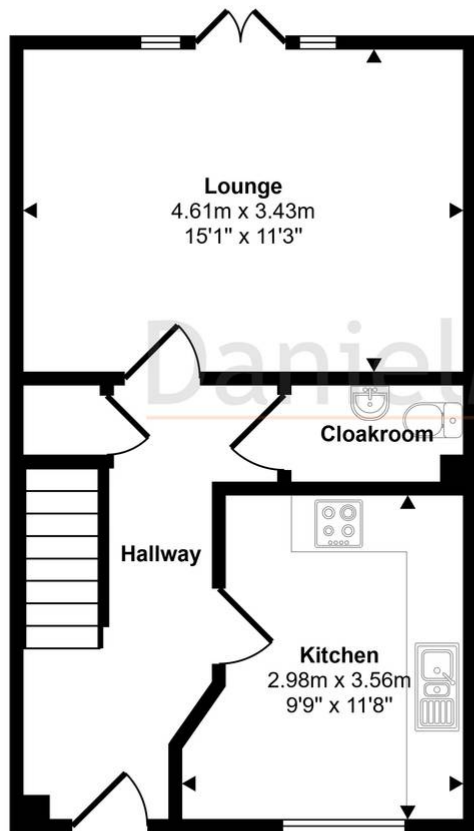
GARDEN

Rear Garden - Fenced boundaries, side gate access to driveway, landscaped rear garden comprising good sized patio are for enjoying summer days, artificial grass, decorative stone chippings.

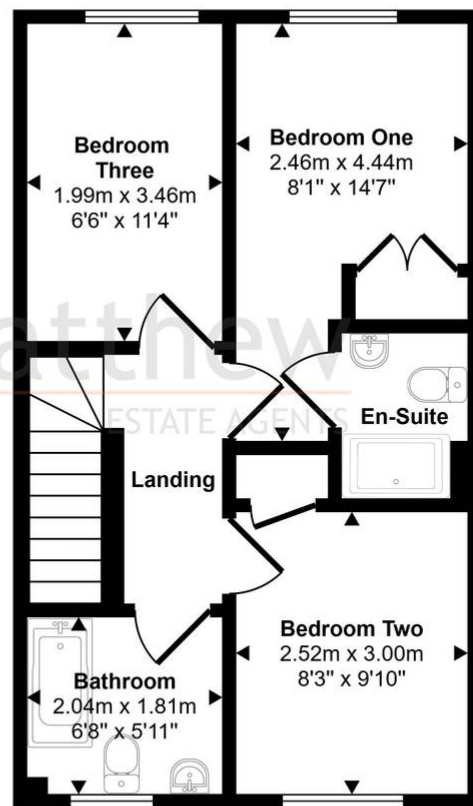




Approx Gross Internal Area
77 sq m / 825 sq ft



Ground Floor
Approx 38 sq m / 412 sq ft



First Floor
Approx 38 sq m / 414 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.