DanielMatthew
ESTATE AGENTS

163 Heol-Y-Bardd, Bridgend, CF31 4TD
Price £249,950

Daniel Matthew Estate Agents are pleased to offer for sale this spacious four bedroom semi detached property located in the desirable area of Heol-Y-Bardd. Situated close to Newbridge fields and within walking distance to Bridgend town centre. Comprises entrance porch, lounge, modern kitchen open to dining living area, cloakroom. To the first floor master bedroom with en-suite, three further bedrooms and family bathroom. The property benefits from ample driveway parking, large garage, front and rear gardens. Viewing highly recommended. Call 01656 750764 to arrange an appointment.

Porch
Enter via UPVC double glazed door to side aspect, plain ceiling, plain walls, vinyl flooring, door leading to entrance hall.

Entrance Hall
Enter via UPVC double glazed door to front aspect, papered ceiling, coving, papered walls, radiator, stairs leading to first floor, door leading to all ground floor rooms.

Lounge
15'8" x 11'5" (4.8 x 3.5)
UPVC bay window to front aspect, papered ceiling, coving, papered walls, feature fireplace, radiator. carpet flooring.

Kitchen
UPVC double glazed window to side aspect, plain ceiling, plain walls, range of wall and base units with complementary worktops, black composite sink with mixer tap over, tiled splashbacks, plumbing for washing machine, space for tumble dryer and american style fridge/freezer electric oven and hob with extractor hood above, luxury vinyl flooring. Kitchen open plan to dining/family room.

Dining/Family Room
UPVC double glazed window to side aspect, patio doors to rear aspect, plain ceiling, plain walls, radiator, luxury vinyl flooring.

Cloakroom
UPVC obscure double glazed window to side aspect, plain ceiling, plain ceiling, plain walls, low level WC, vanity wash hand basin, radiator, luxury vinyl flooring.

Landing
Plain ceiling, coving, papered walls, access to loft, doors leading to all first floor rooms.

Master Bedroom
18'3" x 9'3" (5.57 x 2.83)
UPVC double glazed window to front aspect, plain ceiling, coving, plain walls with one feature paper wall, radiator, carpet flooring, door leading to en-suite.

En-Suite
UPVC obscure double glazed window to rear aspect, plain ceiling plain walls, low level WC, pedestal wash hand basin, corner shower unit with electric shower, PVC panel splashbacks, vinyl flooring, radiator.

Bedroom Two
13'7" x 9'2" (4.16 x 2.80)
UPVC double glazed window to front aspect, plain ceiling, coving, plain walls, storage cupboard, radiator, carpet flooring.

Bedroom Three

11'1" x 8'4" (3.39 x 2.55)
UPVC double glazed window to rear aspect, plain ceiling, coving, plain walls, radiator, carpet flooring.

Bedroom Four

10'8" x 5'11" (3.26 x 1.81)
UPVC double glazed window to front aspect, plain ceiling, coving, plain walls, radiator, carpet flooring.

Bathroom

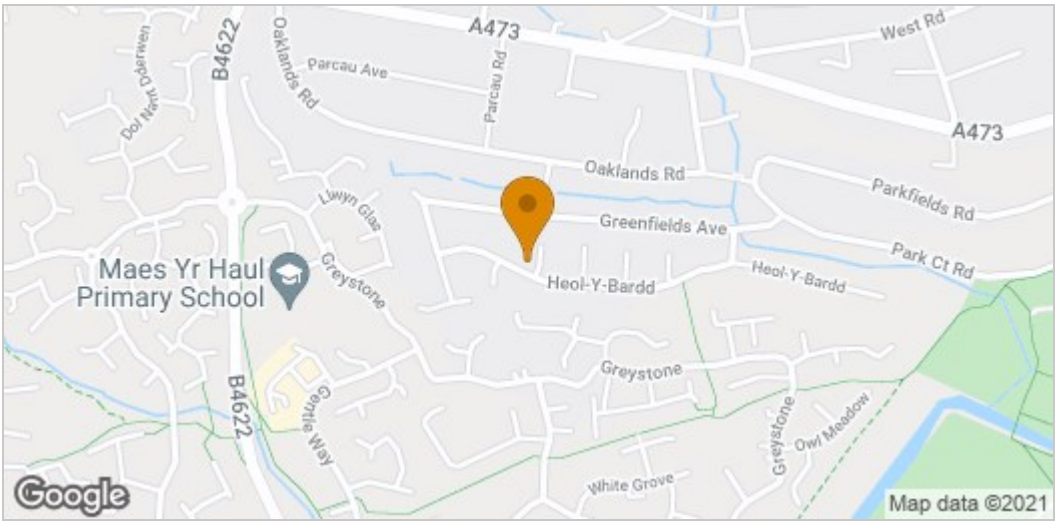
UPVC double glazed window to rear aspect, plain ceiling, plain walls, P shape bath with electric shower over, tiled splashbacks, large combination vanity sink and WC unit, tall fitted storage units, radiator, vinyl flooring.

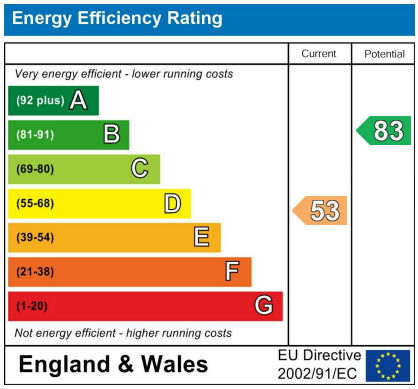
Outside

Front Garden - Walled boundary, garden laid to lawn. Large driveway providing ample parking.

Rear Garden - Walled boundary, raised undercover decked area with wooden railings, storage under decking, steps leading to patio area, garden laid to lawn, outside tap to side of property.

Garage - Larger than average garage, up and over garage door, light and power, side access.





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