



## 77 Ystrad Fawr, Bridgend

£220,000 Freehold

SEMI DETACHED THREE BEDROOM PROPERTY • FULL RENOVATED TO A HIGH STANDARD • SPACIOUS LOUNGE • MODERN KITCHEN/DINING ROOM • CLOAKROOM AND FAMILY BATHROOM • RESIN DRIVEWAY OFFERING PARKING FOR MULTIPLY VEHICLES • LARGER THAN AVERAGE REAR GARDEN - IDEAL FOR ENTERTAINING • VIRTUAL TOUR AVAILABLE • CLOSE TO M4 CORRIDOR, BRIDGEND TOWN CENTRE, LOCAL AMENITIES & SCHOOLS • HIGHLY RECOMMENDED FOR VIEWINGS



Immaculate three-bed semi in Cefn Glas. Fully renovated, modern kitchen/diner, spacious lounge, large garden, resin driveway, great location for schools and amenities. Ready to move in.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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## **Hallway**

Enter via newly fitted obscured composite door leading into welcoming hallway, UPVC double glazed obscured window to side aspect, plain ceiling, plain walls, LVT flooring, cast iron radiator, staircase leading to first floor, storage cupboard, doors leading into;

## **Lounge**

14' 4" x 10' 6" (4.38m x 3.21m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, LVT flooring, column radiator.

## **Kitchen/Dining Room**

17' 8" x 9' 7" (5.39m x 2.91m)

UPVC double glazed window to rear aspect, UPVC double glazed French doors leading to large rear garden, inner hallway leading to cloakroom with UPVC double glazed obscured door leading to side access, plain ceiling, plain walls, LVT flooring, a range of matching navy wall and base units with complimentary white marble composite worksurfaces, one and a half composite sink with drainer and mixer tap, electric oven with four ring gas hob and extractor fan, integrated fridge/freezer, space available for dining table and chairs.

## **Cloakroom**

3' 10" x 2' 11" (1.18m x 0.89m)

UPVC double glazed obscured window to side aspect, micro cement ceiling and walls, LVT flooring, comprising low level WC with wash hand basin inset into WC.



## **Landing**

UPVC double glazed window to side aspect, plain ceiling with loft access, plain walls, LVT flooring, airing cupboard housing combination boiler, doors leading to all first floor rooms.

## **Bathroom**

6' 4" x 5' 3" (1.92m x 1.61m)

UPVC double glazed obscured window to rear aspect, plain ceiling with spot lights, micro cement walls, LVT flooring, three piece suite comprising low level WC and floating wash hand basin inset into vanity unit, panelled bath with tap and mains shower, radiator.

## **Bedroom One**

12' 2" x 11' 6" (3.71m x 3.50m)

UPVC double glazed window to front aspect, plain ceiling with coving, plain walls, LVT flooring, column radiator.

## **Bedroom Two**

14' 4" x 8' 2" (4.38m x 2.48m)

UPVC double glazed window to rear aspect, plain ceiling with coving, plain walls, LVT flooring, column radiator.

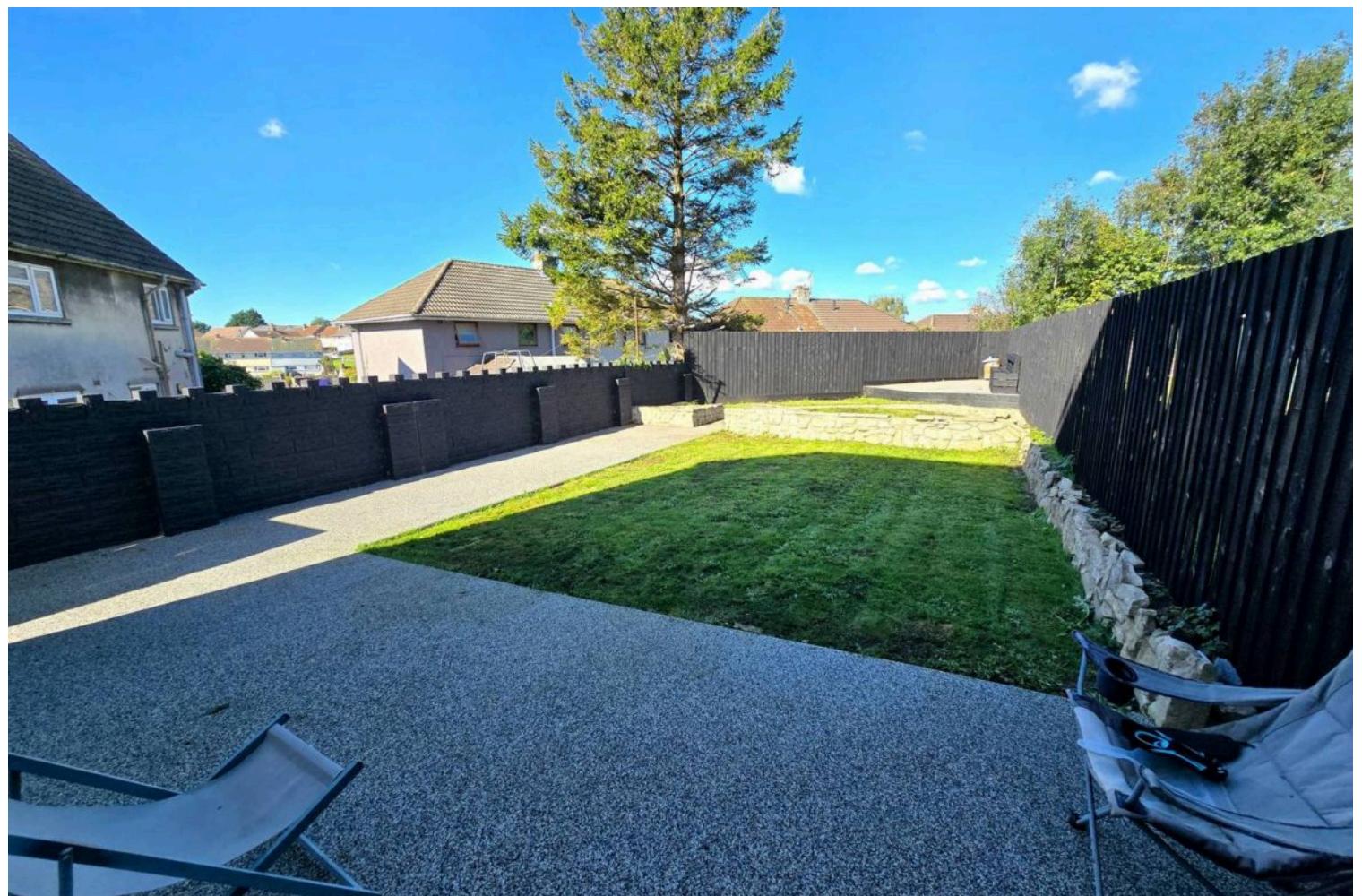
## **Bedroom Three**

8' 10" x 6' 10" (2.69m x 2.09m)

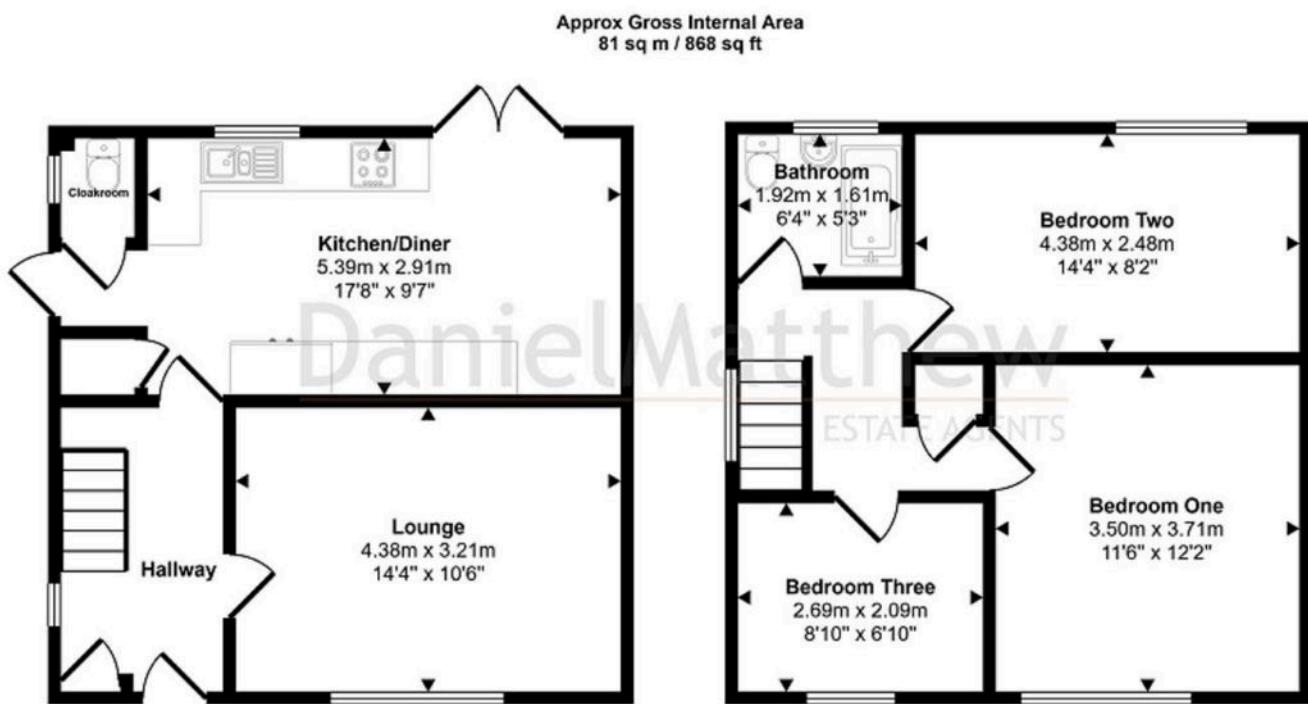
UPVC double glazed window to front aspect, plain ceiling, plain walls, LVT flooring, column radiator.

## **Garden**

Side - outbuilding comprising two spaces, storage and plumbing for washing machine, both with lighting and power, on a separate circuit. Rear - Larger than average rear garden, resin area with laid to lawn, stone pathway leading to the back of the garden offering another area laid to lawn and a raised resin area, ideal garden for entertaining for family/friends, Electric sockets.







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.