Peter Alan - Bridgend

01656 657201
bridgend@peteralan.co.uk
peteralan.co.uk

Bryn Golau,
Bridgend CF31 4DF

- EPC Rating: Awaited
- Three Bedroom
- Ideal Investment
- Two Receptions
- Viewing Recommended

3 1 1

About The Property

OPEN HOUSE SATURDAY 16TH OF FEB - PLEASE CALL TO BOOK YOUR APPOINTMENT ***IDEAL INVESTMENT Three bedroom semi detached property offered for sale with no on going chain. The property is within close proximity to local schools, shops and other amenities. Internally the property comprises entrance hall, lounge, kitchen and dining room to the ground floor. To the first floor are three bedrooms plus family bathroom with separate wc. To the front of the property is a garden laid to lawn, driveway to side leading to enclosed rear garden. Viewing is HIGHLY recommended - to book your appointment please call Peter Alan Bridgend on 01656 657201 or book online 24/7 at www.peteralan.co.uk.

Peter Alan - Bridgend

01656 657201
bridgend@peteralan.co.uk
peteralan.co.uk

Accommodation

Entrance

Access to lounge and kitchen. Stairs leading to first floor.

Lounge
12' 5" x 13' 8" (3.78m x 4.17m)
Fitted carpet. Window to front.

Kitchen
9' 1" x 9' 2" (2.77m x 2.79m)
Door to garden. Window to rear. Access to dining room.

Dining Room
9' 1" x 9' 2" (2.77m x 2.79m)
Window to rear.

Landing

Access to all bedrooms, bathroom and wc.

Master Bedroom
10' 3" x 11' 3" plus recess (3.12m x 3.43m plus recess)
Window to front.

Bedroom Two
10' 3" x 11' 3" plus recess (3.12m x 3.43m plus recess)
Window to rear.

Bedroom Three
8' 10" x 8' 2" (2.69m x 2.49m)
Window to front.

Bathroom

Fitted with a two piece suite comprising of wash hand basin and bath.

Wc

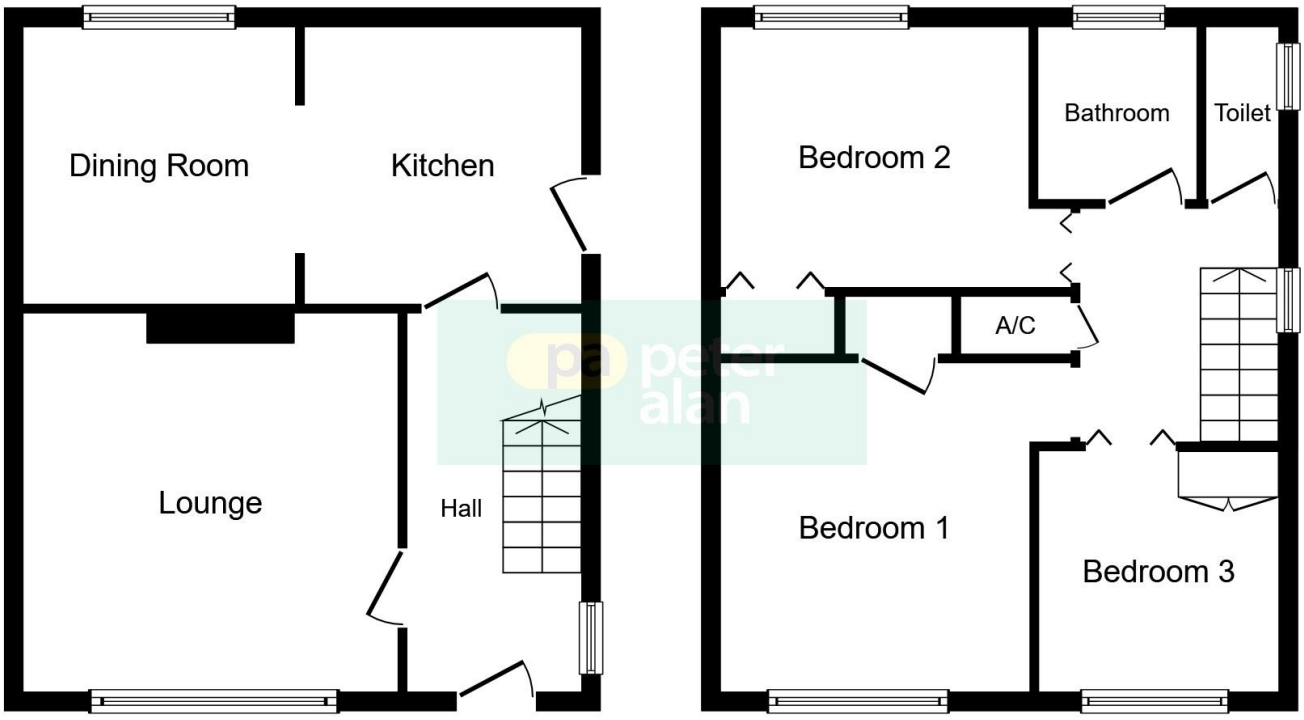
Fitted with a wc.

Outside

To the front of the property is a garden laid to lawn, driveway to side leading to enclosed rear garden.

Peter Alan - Bridgend

01656 657201
bridgend@peteralan.co.uk
peteralan.co.uk



Ground Floor **First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.