



26 Rhodfa Bryn Castell, Bridgend

Bridgend

£235,000



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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- A spacious three bedroom mid terrace family home
- One owner from new construction and less than five years old
- Over five years remaining on the NHBC warranty
- Situated on the periphery of Cefn Glas, within walking distance to local shops, primary schools and reputable comprehensive school
- Modern fitted kitchen and bathroom
- Ground floor lounge, kitchen/diner and cloakroom
- Three bedrooms, shared bathroom and private en-suite to the first floor
- Generous enclosed rear garden with gate access to driveway at the rear
- Driveway off road parking for two vehicles



Hallway

The property is entered via a modern composite and glazed panel door into an entrance hallway, fitted with carpet flooring that extends up the staircase. The hallway gives access to the lounge and a useful ground floor cloakroom.

Lounge

14' 4" x 12' 0" (4.37m x 3.65m)

The bright and spacious lounge benefits from a continuation of the same fitted carpet as the hallway and features a UPVC double glazed window to the front. The room has two doors to the rear, one giving access to a useful understairs storage cupboard and the other giving access to the kitchen.

Kitchen/Diner

8' 10" x 14' 10" (2.70m x 4.53m)

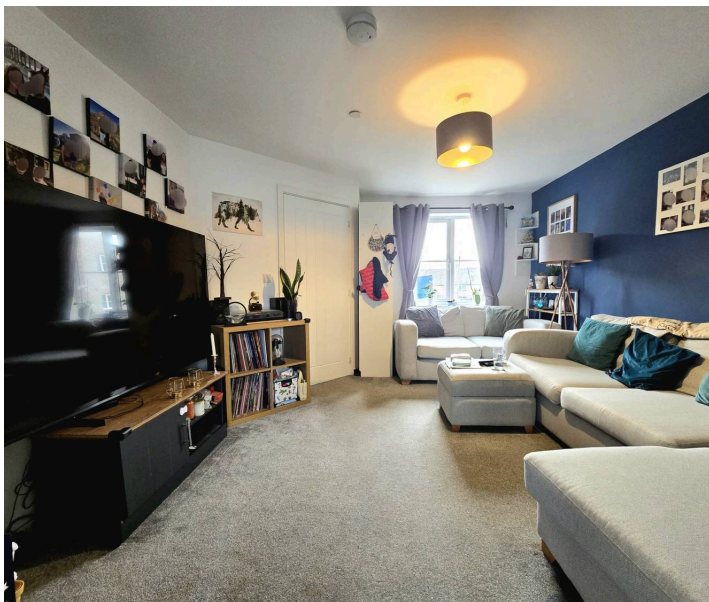
The light and airy kitchen/diner extends across the rear of the property. The room benefits from fitted vinyl flooring throughout, with a matching range of contemporary base and wall mounted units within the kitchen area. The kitchen further benefits from integrated appliances to include; dishwasher, electric oven, fridge and freezer. A set of UPVC double glazed patio doors give access to the garden and a further UPVC double glazed window set above the sink unit provides extra light and views of the garden.

Cloakroom

The ground floor cloakroom has been fitted with a modern white two piece suite comprising; low level WC and a wall mounted wash hand basin. The room benefits from fitted vinyl flooring and an obscure UPVC double glazed window to the front.

Landing

To the first floor the landing gives access to all three bedrooms, the shared bathroom and a useful airing storage cupboard. The landing space has a continuation of the same fitted carpet flooring as the stairs.



Bedroom One

9' 6" x 12' 4" (2.89m x 3.76m)

Bedroom one is a large double bedroom positioned to the front of the property. The room benefits from fitted carpet flooring, a useful over stair storage cupboard, a UPVC double glazed window to the front and a doorway within the room gives access to the private en-suite shower room.

En-suite

The private en-suite shower room has been fitted with a modern white three piece suite comprising; corner shower cubicle with a mains powered shower, low level WC and a pedestal wash hand basin with cupboard storage below. The room benefits from fitted vinyl flooring and an obscure UPVC double glazed window to the front.

Bedroom Two

7' 6" x 8' 6" (2.29m x 2.58m)

The second spacious double bedroom is positioned to the rear of the property. The room benefits from fitted carpet flooring and a UPVC double glazed window enjoying views of the garden.

Bedroom Three

7' 6" x 6' 0" (2.29m x 1.84m)

The third well proportioned bedroom is also located to the rear of the property and benefits from fitted carpet flooring and a UPVC double glazed window to the rear enjoying views over the garden.

Bathroom

The shared bathroom has been fitted with a modern three piece suite comprising; panel bath, low level WC and a pedestal wash hand basin with cupboard storage below. The room features half height tiling and vinyl flooring.

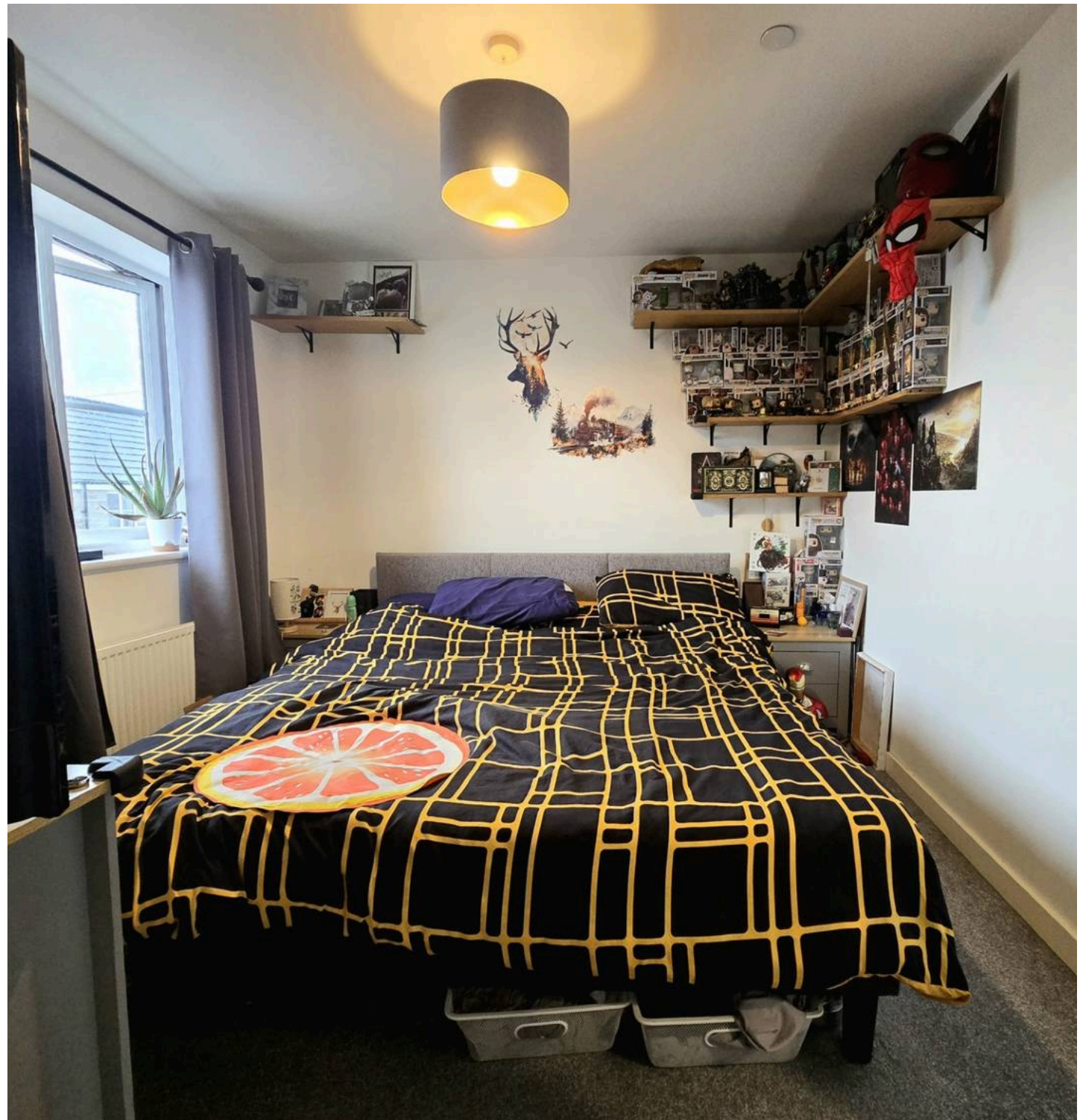
Garden

Fenced boundaries, rear gate access leading to driveway to rear, pathway of decorative stone chippings, laid to lawn area and raised decked area for enjoying summer sunshine with family/friends.

DRIVEWAY

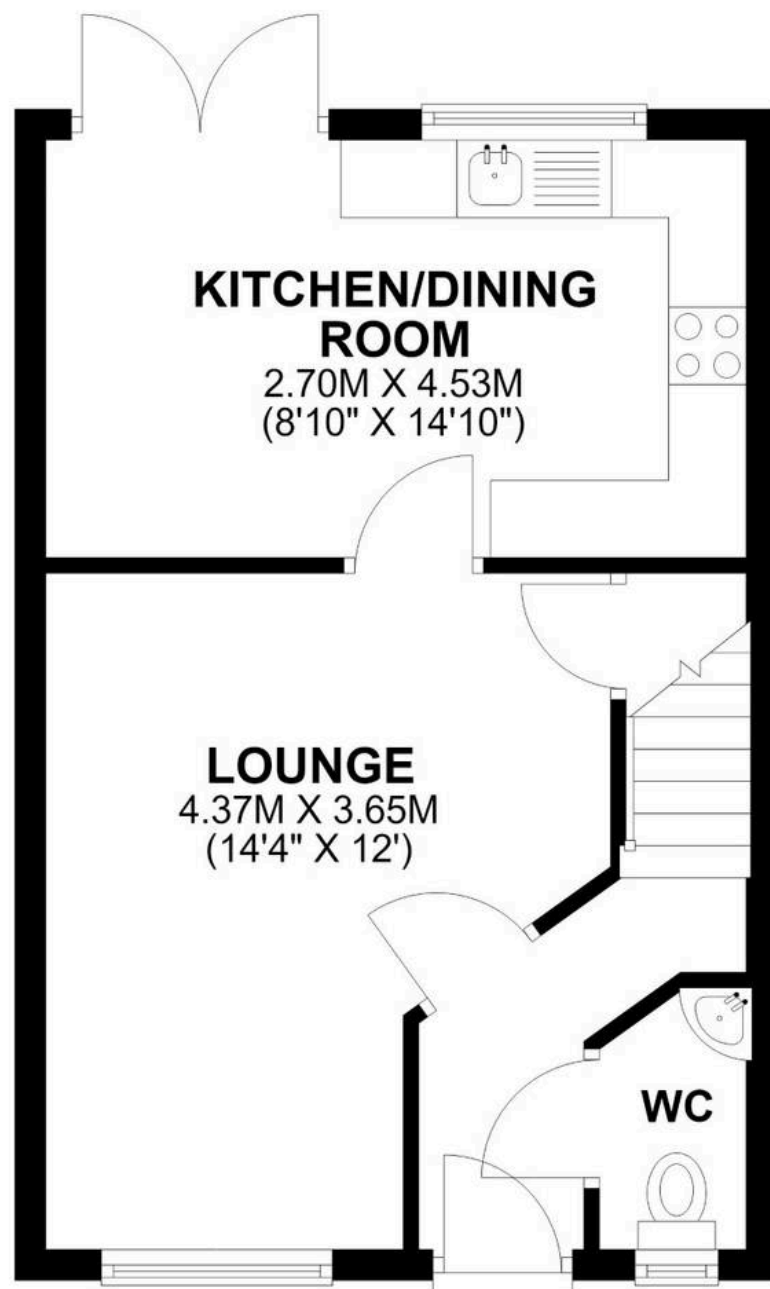
2 Parking Spaces

Driveway located to the rear of the property, it is the

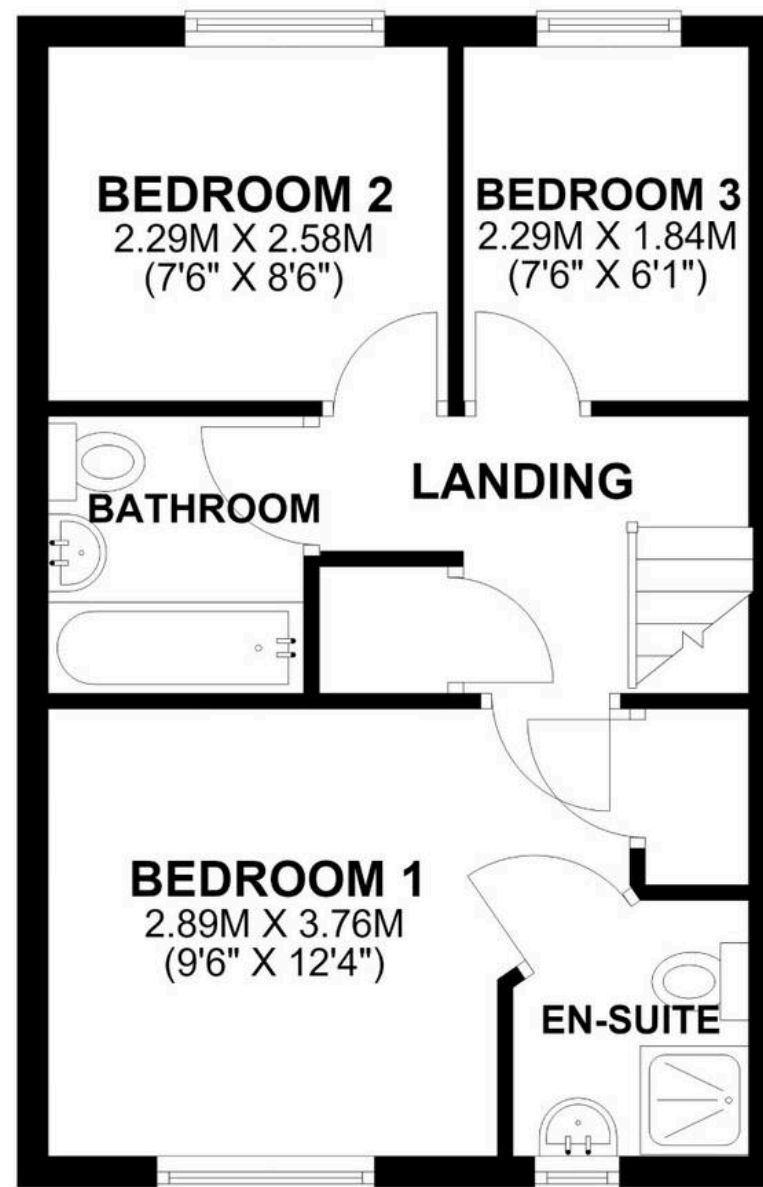




GROUND FLOOR



FIRST FLOOR





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