



10, Daleside  
Bridgend, CF32 9AX

Watts  
& Morgan







# 10, Daleside

Bryncethin, Bridgend CF32 9AX

£325,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A spacious 3 bedroom detached property situated on a generous corner plot located in Bryncethin. Conveniently situated within walking distance of local schools, shops, amenities and just a short drive from Junction 36 of the M4 Motorway and Bryngarw Country Park. Accommodation comprises; entrance hall, lounge, kitchen/dining room and conservatory. First floor; 2 double bedrooms, 1 single room and a family bathroom. Externally offering a private driveway, single garage, generous wraparound garden with outbuilding.

## Directions

\* Bridgend town centre - \* Cardiff - \* J36 of the M4 -

Your local office: Bridgend

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a PVC front door with adjacent glazed panels into the entrance hallway with carpeted flooring and a staircase with cast iron balustrade leads up to the first floor. The living room is a spacious reception room with a bay window over-looking the front garden and a central feature electric fireplace with hearth and surround. Double doors open into the kitchen/dining room. The kitchen/dining room has been fitted with a range of coordinating solid wood wall and base units with complementary work surfaces over. There is tiled flooring in the kitchen and wood block flooring in the dining area. Integrated appliances to remain include; 5-ring gas hob, oven and grill. Space is provided for a freestanding American style fridge/freezer and a washing machine. There is a window and a PVC door opening out to the rear garden and ample space for a freestanding dining table. Double doors open out to the rear and there is access into the conservatory. The conservatory is a great addition with laminate flooring, double doors opening out to the side garden and ample space for both lounge and dining furniture.

The first floor landing offers carpeted flooring, a window to the side and access to the loft hatch. There is a built in airing cupboard which houses the 1-year gas combi boiler. Bedroom One is a double bedroom with fitted wardrobes, dressing table, a further set of built-in wardrobes, carpeted flooring and windows over-looking the front. Bedroom Two is a second generous double bedroom with built-in wardrobes, carpeted flooring and windows to the rear.

Bedroom Three is a comfortable single room with carpeted flooring and a window to the front. The bathroom is fitted with a 3-piece suite comprising of a panelled bath with over-head shower, a WC and a wash hand basin. With tiling to the walls, tiled flooring, a chrome ladder radiator and a window to the rear.

### GARDENS AND GROUNDS

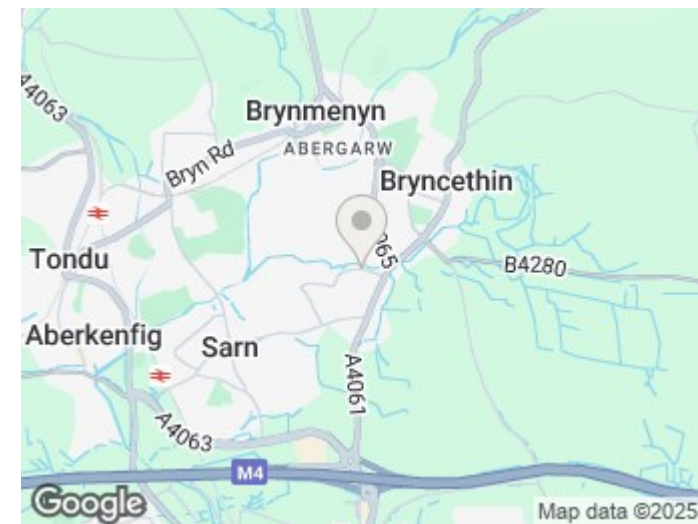
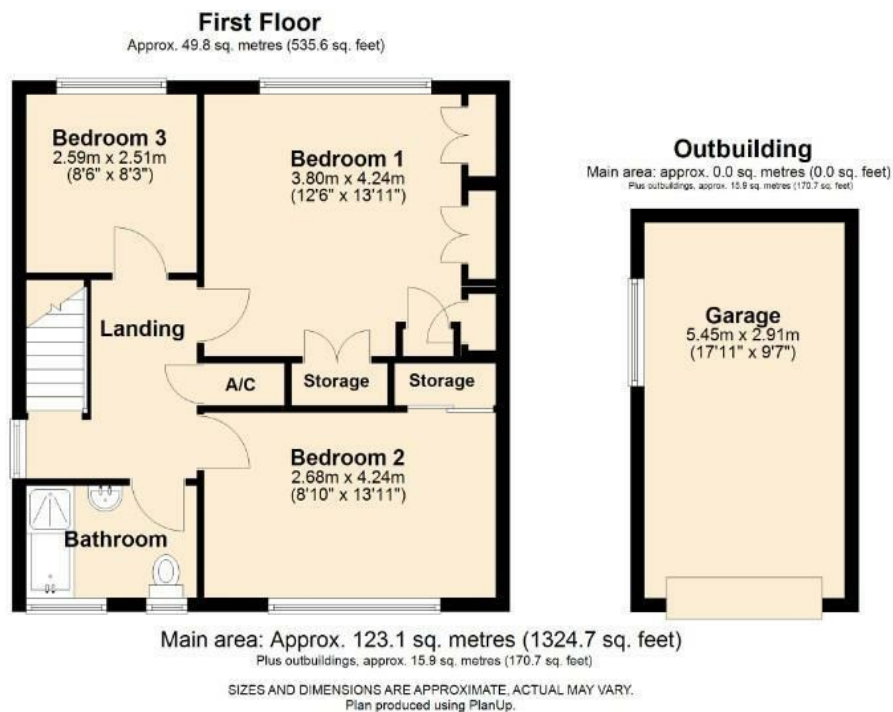
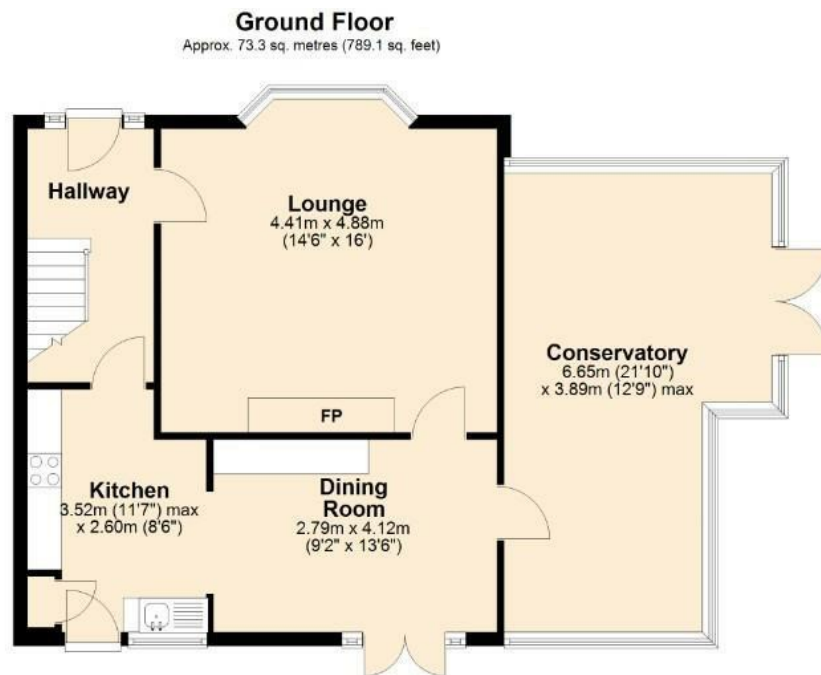
Approached off Daleside, no. 10 benefits from a generous corner plot. There is a private block paver driveway with off-road parking in front of the single detached garage. The garage has a manual up and over door and power supply. The property benefits from a wraparound landscaped garden with a spacious lawned section. To the rear is a patio area perfect for outdoor furniture. There is a further generous outbuilding/store with power supply and PVC windows. The garden is enclosed via all hedgerow and benefits from an array of colourful shrubs and flowers.

### ADDITIONAL INFORMATION

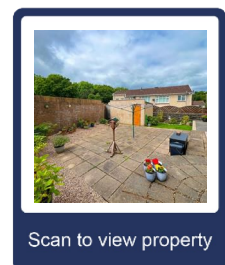
Freehold. All mains services connected. Council Tax is Band 'D'. Rating; 'D'







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.





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