



24 Marlas Road, Pyle, CF33 6BA

£165,000

Ferriers Estate Agents are pleased to offer For Sale, this Three Bedroom, Semi Detached Property, which is in need of some modernisation, conveniently situated close to all local amenities and public transport links. Within easy access of Junction 37 of the M4 Motorway, the Towns of Bridgend, Port Talbot and Porthcawl. The accommodation briefly comprises:- Ground Floor - Entrance Hall, Two Reception Rooms, Kitchen and Outer Building - First Floor - Landing, Three Bedrooms, Bathroom and separate W.C. The property further benefits from Upvc Double Glazing, Gas Central Heating via combination boiler, Front & Rear Gardens with driveway parking for two cars. Sold with No On-going Chain. Council Tax Band B. EPC = D

Ground Floor

Entrance Hall 13' x 6'4" (3.96m x 1.93m)



Via a wooden door with canopy above, textured ceiling, papered walls, laminate flooring, Upvc double glazed window to the side, carpeted split level staircase leading to the first floor, white panelled doors leading off to:-

Reception Room One 12'2" x 9'3" (3.71m x 2.82m)



Coved and textured ceiling, skimmed walls with feature papered wall, fitted carpet, Upvc double glazed window to the front, radiator.

Reception Room Two 13'5" x 12'2" (4.09m x 3.71m)



Textured ceiling, papered walls, laminate flooring, wooden fire surround on a slate hearth, Upvc double glazed window to the rear, radiator.

Kitchen 10'1" x 6'5" (3.07m x 1.96m)



Coved and textured ceiling, skimmed walls with tiled splashback, tiled flooring, a range of base units with complementary work surface housing a round stainless steel sink/drainage unit with mixer tap, wall mounted combination gas boiler, space for cooker, fridge and freezer, Upvc double glazed windows to the rear and side, door into:-

Outer Building

Outer building with doors leading off to two storage rooms and W.C., Upvc half obscured glazed door leading to the side driveway, Upvc half obscured glazed door to the rear garden.

First Floor

Landing

Textured ceiling, papered walls, fitted carpet, Upvc double glazed window to the side, doors leading off to:-

Bedroom One 11'11" x 11'1" (3.63m x 3.38m)



Textured ceiling, papered walls, fitted carpet, door to a storage cupboard with shelving, Upvc double glazed window to the rear, radiator.

Bedroom Two 11' x 9'11" (3.35m x 3.02m)



Textured ceiling, papered walls, fitted carpet, Upvc double glazed window to the front, radiator.

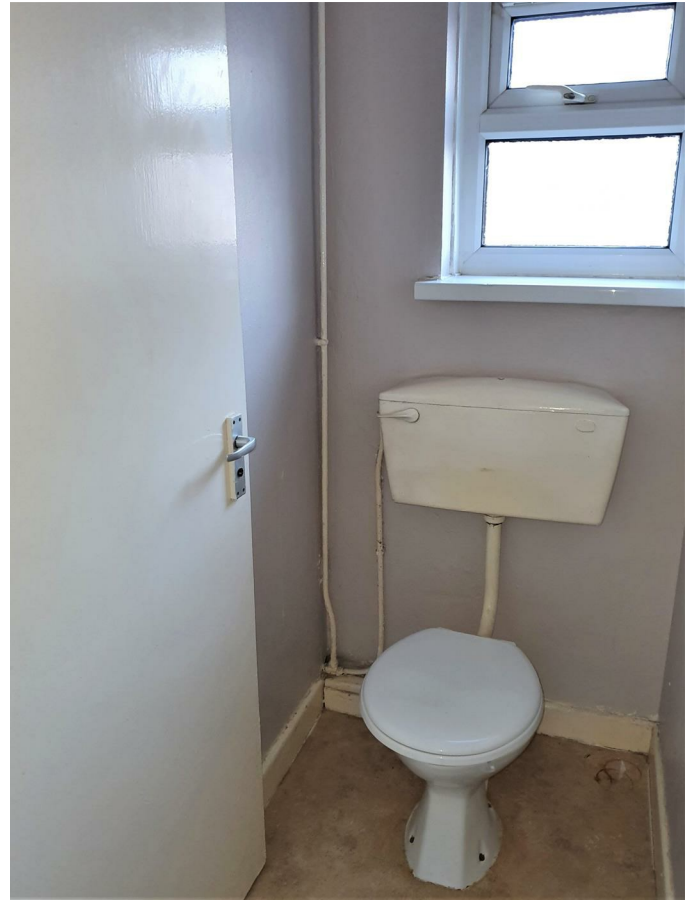
Bedroom Three 8'10" x 7'11" (2.69m x 2.41m)



Textured ceiling, papered walls, fitted carpet, door to

a storage cupboard with hanging rail, Upvc double glazed window to the front, radiator.

W.C. 4'7" x 3' (1.40m x 0.91m)



Textured ceiling, skimmed walls, vinyl flooring, low level W.C., Upvc obscured glazed window to the side.

Bathroom 7'8" x 5'6" (2.34m x 1.68m)



Textured ceiling, skimmed walls with tiled splash back, vinyl flooring, three piece suite comprising wash hand basin with pedestal, panelled bath and tiled shower cubicle, Upvc obscured glazed window to the rear, radiator.

Outside

Front Garden

Via double wrought iron gates to driveway parking for two cars to the side leading to a Upvc half obscured glazed door into the outer building, garden laid with decorative chippings with mature shrubs, pathway to property entrance.

Rear Garden



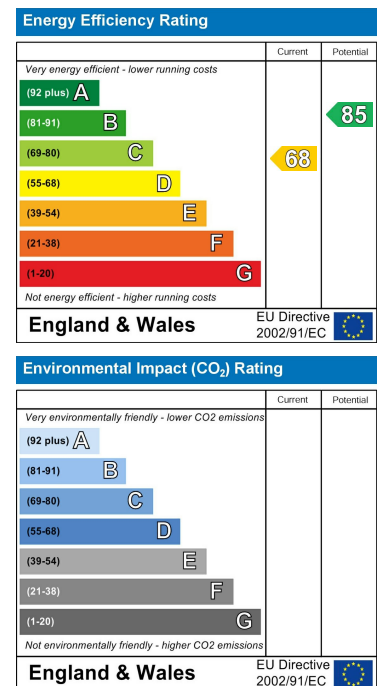
Enclosed garden laid to lawn with centre pathway, area laid with decorative chippings.

Floor Plan

Area Map



Energy Efficiency Graph



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