



**£166,500**  
freehold

### Church Bell Sound, Bridgend CF31 4QH

- EPC Rating: C
- Modern Detached Home
- Three Bedrooms
- Landscaped Garden to Rear
- Views of Surrounding Area





## About The Property

Located within close proximity of Bridgend Town and elevated views of the surrounding area from the rear of the property is this well presented detached three bedroom home. Tucked away within a quiet corner of a cul de sac the property offers a garage and off road parking to the front and an enclosed landscaped garden to the rear arranged over two levels. Entrance hallway with access to the cloakroom. The lounge over looks the front garden and has access to the kitchen and stairs to the first floor. The kitchen is fitted with a range of wall and base units with work tops over and has a built in oven and hob and space for appliances. There is a tiled floor and access into the dining area with a bay window overlooking the rear garden. On the first floor there are three bedrooms including the master bedroom which is located at the rear of the property and has views over the surrounding area and access to an en-suite shower room. There is also a family bathroom. Viewing is highly recommended. Energy Efficiency Rating = C

## Accommodation

### Entrance Hallway

Fitted carpet, radiator. Access to the cloakroom and the lounge.

### Cloakroom

Fitted with wash hand basin and wc. Fitted carpet and radiator.

### Lounge

14' 11" x 13' 2" ( 4.55m x 4.01m )  
Window to the front of the property. Fitted carpet. Stairs to the first floor. Door to the Kitchen Area. Radiator.

### Kitchen / Dining Room

21' 7" x 8' ( 6.58m x 2.44m )  
The kitchen area is fitted with a range of wall and base units with complimentary worktops over and tiled splashbacks to the wall. Built in "Bosch" electric oven with four ring hob and an extractor canopy over. Stainless steel sink and drainer. Space for appliances. Wall mounted boiler concealed in a cupboard matching the kitchen units. Tiled flooring which continues to the dining area. Window and door to the rear garden. The Dining area is open plan to the kitchen and benefits from a bay window overlooking the rear garden. Radiator.





## Landing

Access to all the bedrooms and the family bathroom. Access to the attic. Window to the front. Fitted carpet.

## Master Bedroom

15' 1" x 11' 4" ( 4.60m x 3.45m )  
Located at the rear of the property with two windows overlooking the garden with roof top views of the surrounding area and beyond. Two built in double wardrobes. Fitted carpet. Access to the En-Suite Shower Room. Radiator.

## En-Suite Shower Room

Suite comprising of shower cubicle with thermostatic shower and tiled surround. Wash hand basin with tiled splash back and low level Wc. Window to the rear. Tiled floor. Radiator.

## Bedroom Two

11' 7" x 8' 3" ( 3.53m x 2.51m )  
Window to the front. Fitted carpet. Radiator.

## Bedroom Three

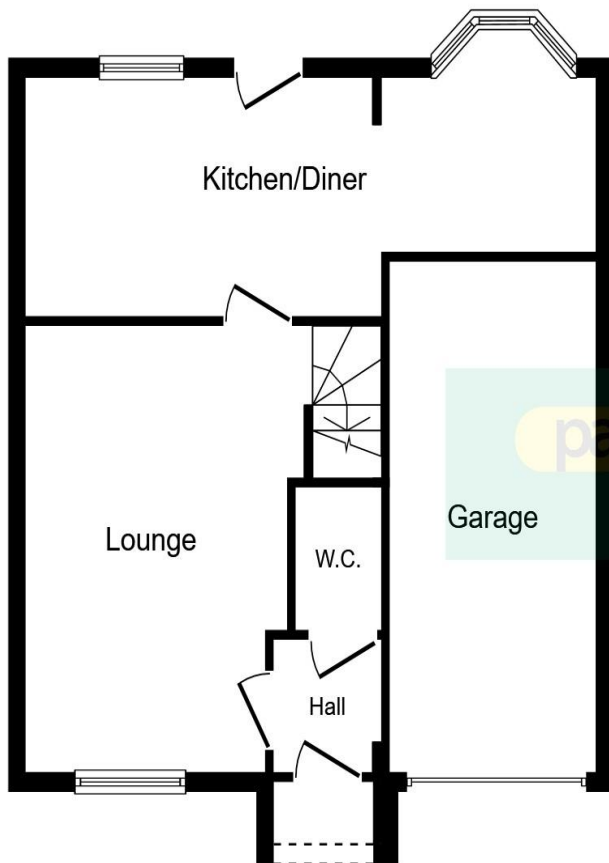
9' 3" x 6' 4" ( 2.82m x 1.93m )  
Window to the front. Fitted carpet. Radiator. Storage cupboard.

## Family Bathroom

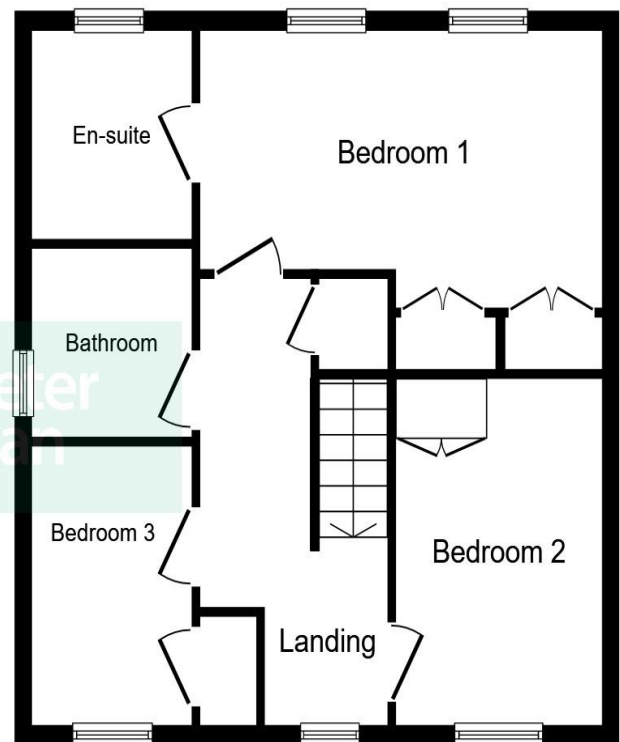
Three piece suite comprising of panel bath , wash hand basin and low level Wc. Partially tiled walls. Window to the side. Tiled floor. Radiator.

## External

The property is neatly tucked away in the corner of a private driveway with off road parking and access to the garage. The garden at the front of the property is laid to lawn with a selection of planting and a paved footpath to the front door. A pathway also leads to the side of the house which is gated and provides access to the rear garden. The enclosed, landscaped rear garden is arranged over two levels and provides views of the surrounding area which is laid to lawn. The lower level of the garden is accessed via steps down to a private patio area for al fresco entertaining with decking and a selection of planting.



**Ground Floor**



**First Floor**

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

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