



7 Maes Y Rhedyn, Bridgend – CF31 4FD
Bridgend

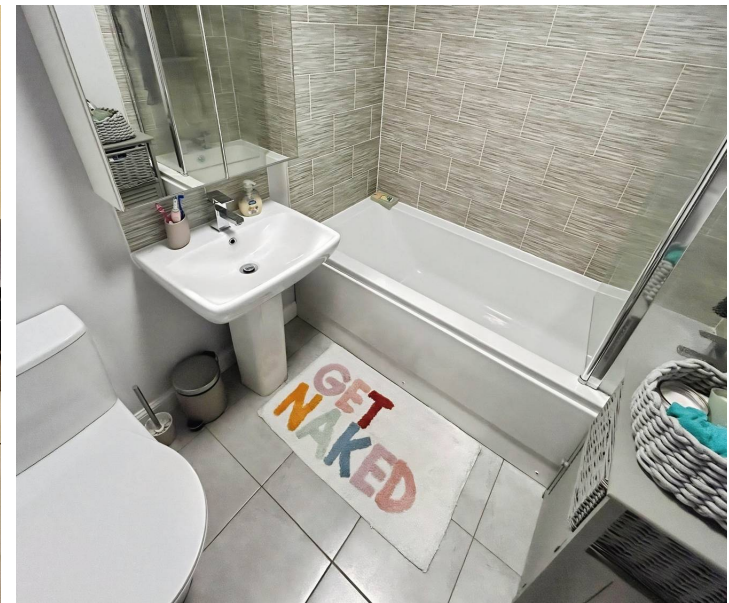
£215,000

7 Maes Y Rhedyn

Bridgend

Welcome to this inviting three bedroom semi detached house, perfect for families or anyone looking for a comfortable and well-located home. Step inside and you'll find a spacious lounge that flows into a bright and modern kitchen, giving you plenty of room to relax or entertain guests. The handy downstairs WC is a real bonus for busy mornings or when you have visitors. Upstairs, there are three good-sized bedrooms, ideal for a growing family, guests or even a home office if you need one. The main bathroom on the first floor is fresh and functional, making daily routines a breeze. With driveway parking for two vehicles, you'll never have to worry about finding a space after a long day. The property is conveniently situated close to local schools and amenities, so everything you need is just a short walk or drive away. Whether you're looking for your first home or a place to settle down, this house offers comfort, practicality and a great location. Book your viewing today and see for yourself what this lovely property has to offer.

- Three bedroom semi detached house
- Downstairs WC and first floor bathroom
- Enclosed rear garden
- Driveway parking for 3 vehicles
- Close to local schools and amenities





Entrance

Via PVCu part glazed door leading into the entrance hall.

Entrance hall

Centre light and smoke alarm. Wood effect laminate flooring, radiator, stairs leading to the first floor and doors leading off.

Downstairs WC

Two piece suite comprising low level WC and corner pedestal wash hand basin with chrome mixer tap and tiled splash back. Tiled flooring, extractor fan, centre light and half height panelled walls.

Kitchen

9' 5" x 6' 4" (2.87m x 1.93m)

Centre light, tiled wood effect flooring and PVCu window overlooking the front of the property with fitted blinds. A range of modern wall and base units in high gloss cream with wood effect square edge work tops, matching up stands and tiling to the splash back areas. Single under counter oven with chrome stainless steel four ring burner and stainless steel extractor. Stainless steel single bowl sink drainer with swan neck mixer tap. Built in fridge/freezer, washer/dryer and dishwasher. Combination boiler housed in a kitchen unit.



Lounge

14' 8" x 13' 5" (4.47m x 4.08m)

Wood effect laminate flooring, two decorative panelled walls, two radiators and PVCu double glazed French doors leading to the rear garden with side window panels. Under stairs storage cupboard.

Landing

Centre light, attic access, smoke alarm, radiator and fitted carpet.

Bedroom 1

11' 5" x 10' 2" (3.49m x 3.11m)

Centre light, fitted carpet, radiator and large PVCu window overlooking the front of the property with fitted blinds to remain. Built in storage cupboard and built in wardrobe to remain.

Bedroom 2

9' 2" x 7' 4" (2.80m x 2.23m)

Feature painted wall, fitted carpet, radiator and PVCu window overlooking the rear garden.

Bedroom 3

6' 9" x 5' 6" (2.07m x 1.67m)

Centre light, fitted carpet, radiator and PVCu window overlooking the rear garden.

Bathroom

6' 9" x 5' 3" (2.07m x 1.59m)

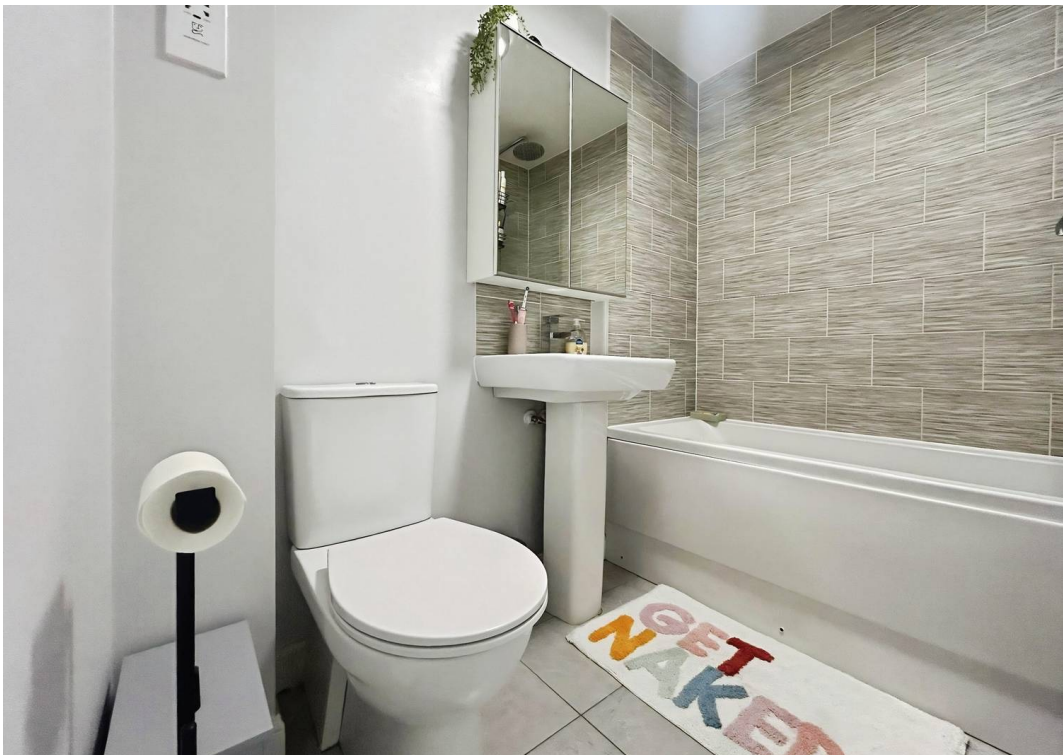
Centre light, extractor, tiled flooring and tiling to the splash back areas. Three piece suite comprising bath with chrome waterfall shower and glass shower screen, pedestal wash hand basin and low level WC.

Outside

Open frontage with pathway leading to the front door and parking for three vehicles. The rear garden is enclosed and bound by feather board edging with a tiered garden, patio area ideal for entertaining and steps leading to a further tier laid to lawn and composite shed. Outside water tap.

Note

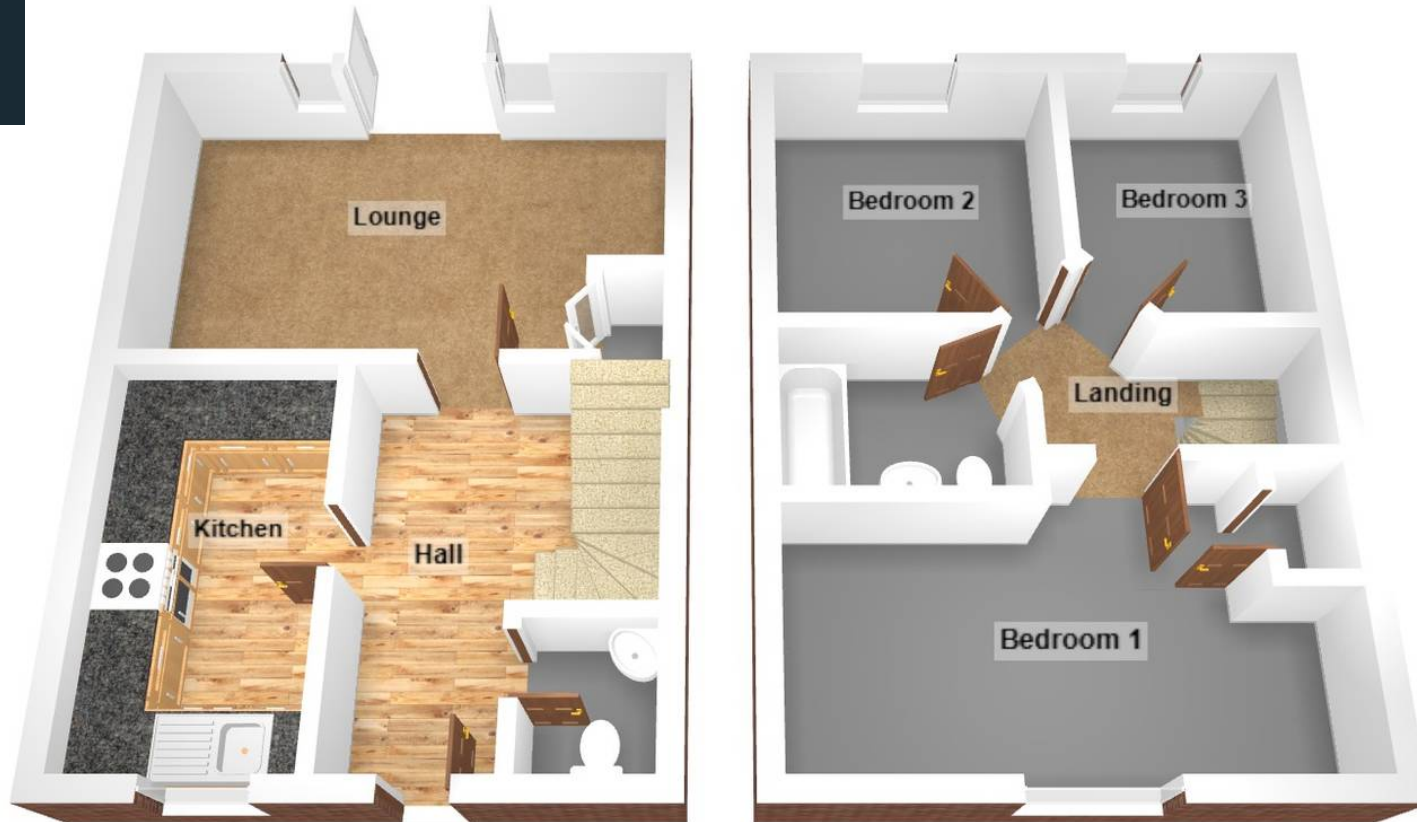
Water sprinkler system.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		100
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		



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