

18 Banc-yr-Allt, Bridgend - CF31 4RH

Bridgend

Offers in Region of £240,000

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This well-presented three bedroom semi detached house offers spacious and versatile accommodation, making it an ideal choice for families or professionals alike. The property features a welcoming lounge, perfect for relaxing or entertaining guests, and a kitchen/diner that provides ample space for cooking and dining. Bedroom one benefits from a private en-suite, ensuring comfort and convenience, while the additional two bedrooms are well-proportioned and suitable for children, guests, or a home office. A downstairs WC adds further practicality for everyday living. The property also boasts off road parking and a garage. The home is finished to a high standard throughout, with neutral décor allowing for immediate occupation. Located in a popular residential area, the property is within easy reach of local amenities, schools, and transport links, making commuting straightforward. This attractive home combines modern living with functional design, offering everything needed for comfortable day-to-day life. Early viewing is highly recommended to appreciate the accommodation and features on offer.













- Three bedroom semi detached house
- Lounge
- Kitchen/diner
- En-suite to bedroom 1
- Downstairs WC
- Off road parking/ Garage
- Enclosed rear garden

Entrance
Via part frosted glazed composite front door into the entrance hall with textured ceiling, centre light, smoke alarm, radiator and wood effect laminate flooring. Doors leading to the lounge and downstairs WC. Stairs leading to the first floor.

Downstairs WC
5' 1" x 3' 1" (1.54m x 0.93m)
Textured ceiling, centre light, tiling to splash back areas, frosted PVCu double glazed window overlooking the front of the property, radiator and fitted carpet. Two piece suite comprising low level WC and wall mounted sink with chrome taps.

Lounge
19' 8" x 9' 9" (5.99m x 2.98m)
Textured ceiling, two pendant lights, two radiators, PVCu double glazed window overlooking the side of the property, PVCu double glazed French doors leading out to the rear garden and a continuation of the laminate flooring. Door to kitchen/diner.

Kitchen/diner
15' 10" x 8' 2" (4.82m x 2.49m)
Textured ceiling, centre strip light, centre pendant light over the dining area, PVCu double glazed window overlooking the rear of the property, PVCu double glazed door leading out to the rear garden, radiator, tiling to splash back areas and tiled flooring. A range of wall and base units in a shaker style with complementary roll top laminate work surface. Gas Range cooker to remain with overhead chrome extractor fan. Space for washing machine and dishwasher. Inset one and a half stainless steel sink with chrome mixer tap. Wall mounted gas combination boiler. Space for freestanding fridge/freezer. Space for dining table and chairs.

First floor landing
Via stairs with spindle balustrade and fitted carpet. Textured ceiling, pendant light, smoke alarm, access to loft and a continuation of the fitted carpet. Doors leading to three bedrooms, family bathroom and airing cupboard.

Family bathroom
6' 5" x 6' 2" (1.96m x 1.87m)
Sunken chrome spot lights, part emulsioned/part tiled walls, wall mounted chrome towel radiator, frosted PVCu double glazed window overlooking the front of the property and tile effect vinyl flooring. Three piece suite comprising vanity WC unit, vanity sink unit with chrome mixer tap and bath with chrome mixer tap, bi-folding glass screen and overhead chrome mixer shower.

Bedroom 1
11' 6" x 8' 5" (3.50m x 2.56m)
Textured ceiling, centre light, PVCu double glazed window overlooking the rear of the property, radiator and wood effect laminate flooring. Full wall of fitted wardrobes to include three sliding glass doors. Door leading to en-suite.

En-suite
8' 5" x 4' 11" (2.57m x 1.51m)
Centre light, extractor fan, tiling to splash back areas, PVCu frosted double glazed window overlooking the side of the property, wall mounted chrome towel radiator and wood effect click vinyl flooring. Three piece suite comprising vanity WC unit, vanity sink unit with chrome mixer tap and enclosed shower with chrome mixer shower and hand held attachment.

Bedroom 2
11' 5" x 8' 0" (3.48m x 2.44m)
Textured ceiling, centre light, PVCu double glazed window overlooking the rear of the property, radiator and fitted carpet.

Bedroom 3
9' 6" x 8' 6" (2.89m x 2.60m)
Textured ceiling, centre light, PVCu double glazed window overlooking the front of the property, radiator and fitted carpet. Built in storage cupboard.

Outside
Nice sized enclosed rear garden set on two tiers. The first tier is laid to patio ideal for garden furniture. Steps lead up to the second tier which is laid to decorative stone and a further patio area. Outside tap. Outside lighting. Side gated access to the front of the property. Off road parking for three vehicles to the front of the property leading up to a garage. Outside lighting.

Garage
Traditional up and over door. Power installed.

















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