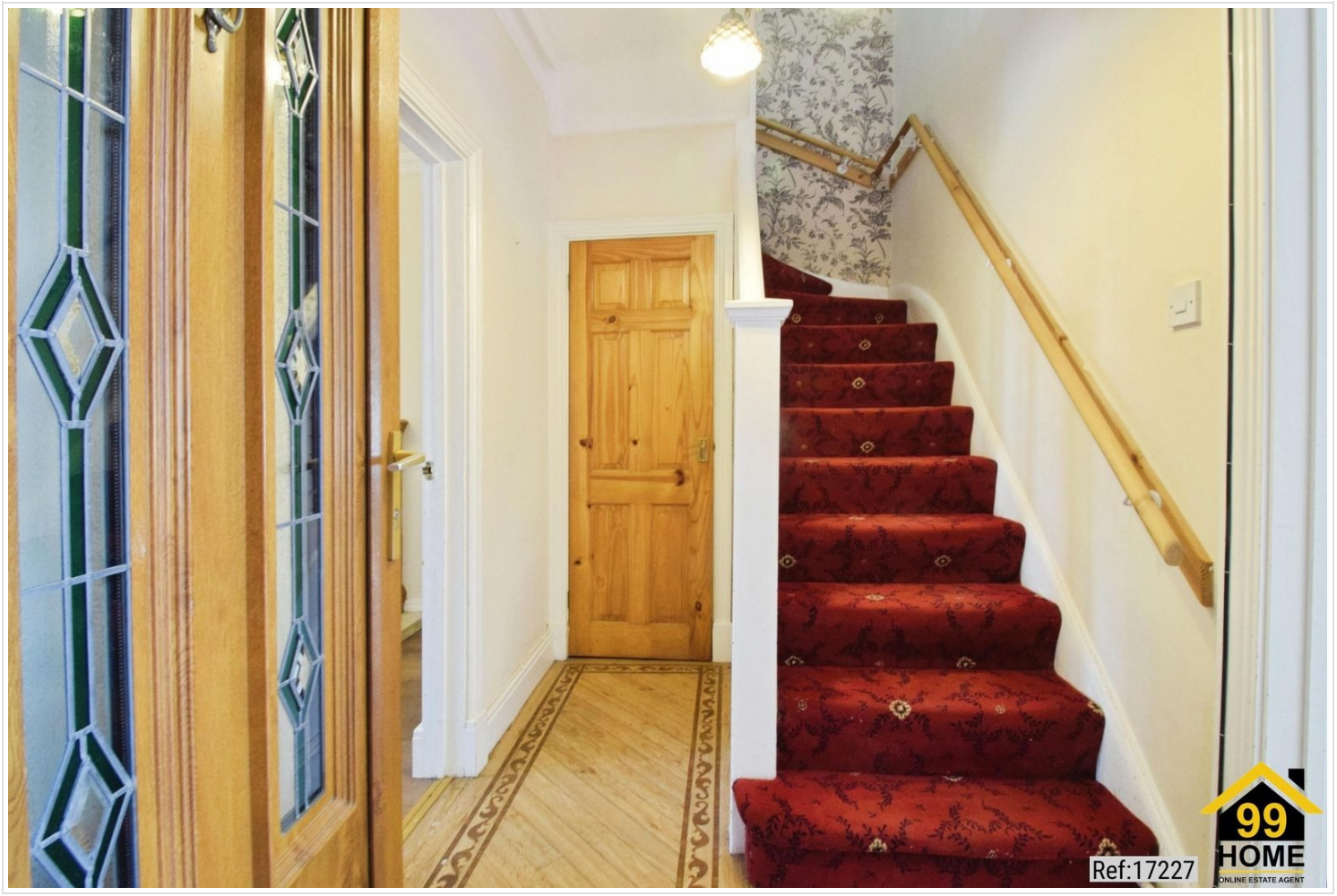
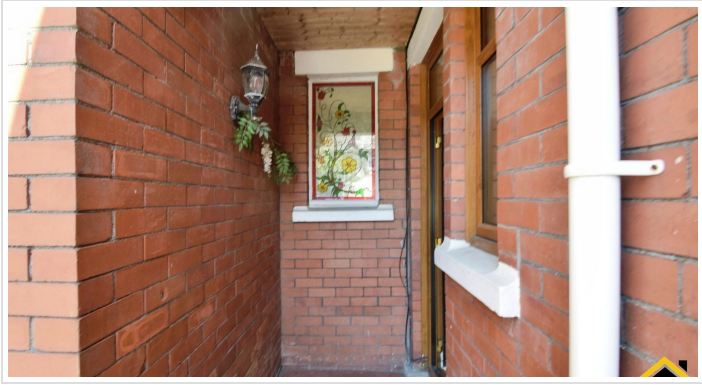
99Home Ltd.
99Home Ltd,
Sutton Business Centre,
Restmor Way,
Wallington,
SM6 7AH,
Phone :0203 5000 999
Email
:info@99home.co.uk

3 Bed Semi-Detached In Grove Road Bridgend, Bridgend, CF31 3EF £268,000











SHORT DESCRIPTION

Property Ref: 17227 For sale is a spacious, bay-fronted, three-bedroom semi-detached property with garage to the rear, located in a sought after area of Bridgend and offering well-proportioned accommodation throughout. The house benefits from being within walking distance of Bridgend Town Centre, transport links and local schools. An ideal home for growing families and professionals alike. Situated in a popular residential area the accommodation comprises a welcoming entrance hall, a large light-filled front lounge with bay window, a separate rear reception room, leading to an open plan dining and kitchen area with French doors opening onto the garden. Beyond the kitchen there is a utility room and downstairs toilet. Three good-sized bedrooms are situated on the first floor with the master bedroom benefitting from windows to front and side. There is also an upstairs bathroom with shower over bath. Externally, the property benefits from a front garden, a sunny back garden with a large garage providing off-road parking with an electric roller shutter door. This property is offered with vacant possession and no onward chain. Viewing is highly recommended. Property Type: Semi-detached Full selling price: £268000.00 Pricing Options: Fixed Price Tenure: Freehold Council tax band: D EPC rating: D Measurement: 1519 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden Parking: Garage, On street Heating Type: Central, Double Glazing, Gas Central Heating, Gas Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied ----------

3
Bed Room(s)

1
Bath Room(s)

2
Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

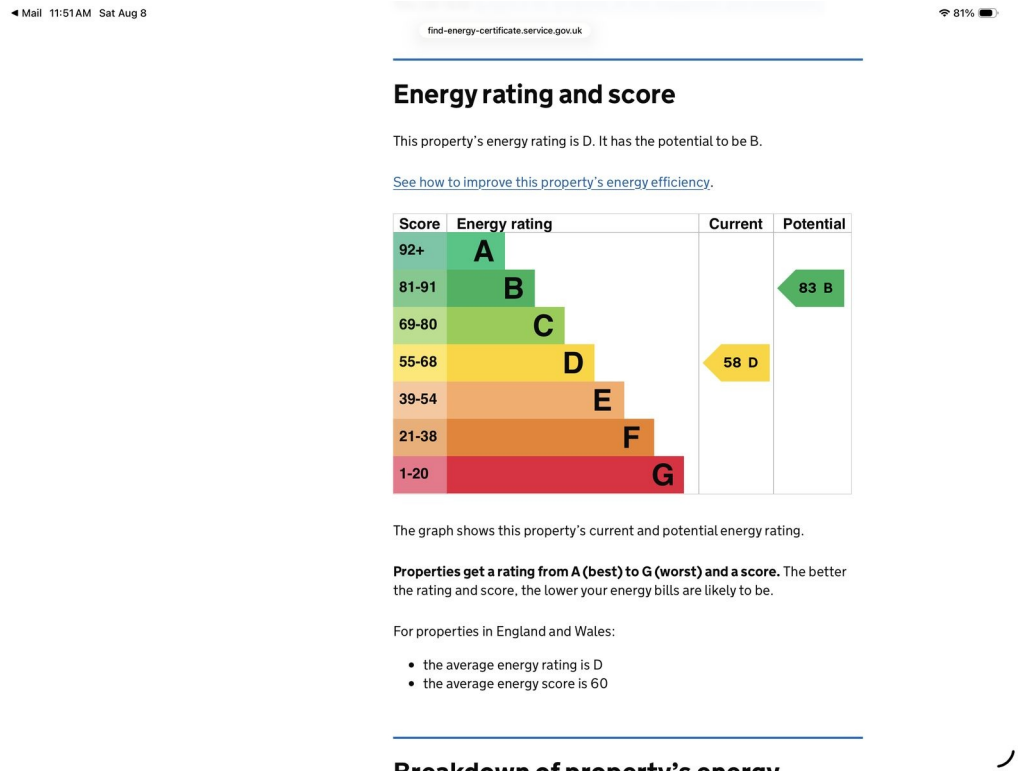


Total floor area 141.1 sq.m. (1,519 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
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