

HUNTERS®

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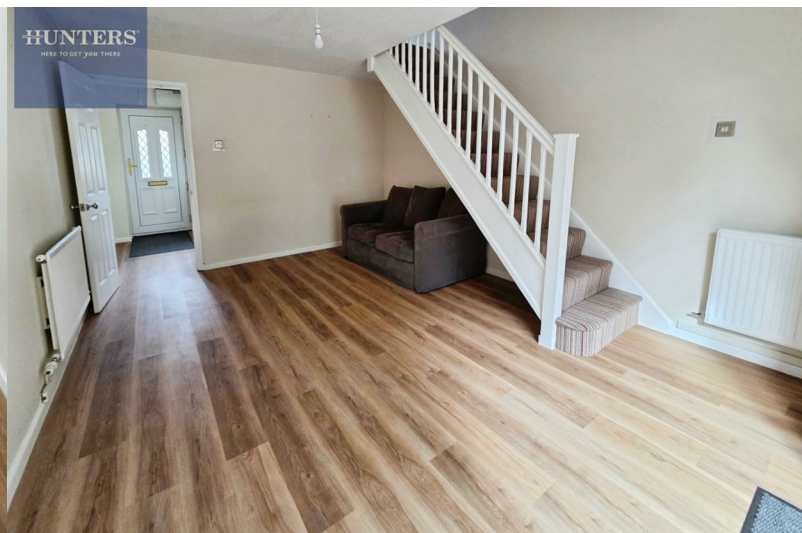
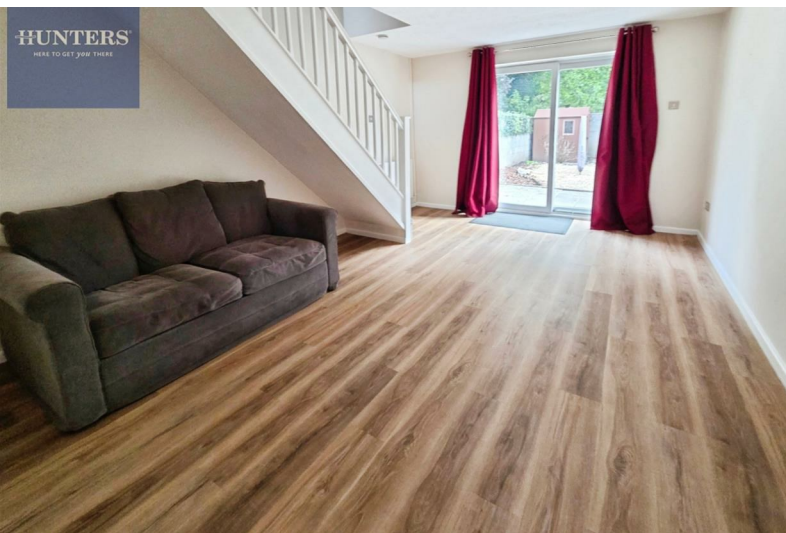
Rowans Lane

Bryncethin, Bridgend, CF32 9LQ

£175,000



Council Tax: B



9 Rowans Lane

Bryncethin, Bridgend, CF32 9LQ

£175,000



Hallway

with laminate flooring, skimmed walls and textured ceiling with central lighting, front door, radiator, open arch to kitchen.

Kitchen

7'11" x 7'10" (2.41m x 2.39m)

with tiled flooring, skimmed walls and ceiling with central lighting, radiator, selection of base and wall units in a matt cream with oak effect worktops, one and half bowl sink with mixer tap, appliances to include gas hob, electric oven and hood, fridge freezer and dishwasher, window and door to front, wall mounted boiler.

Lounge

16'10" x 11'9" (5.13m x 3.58m)

with laminate flooring, skimmed walls and textured ceiling with central lighting, stairs to first floor, patio doors to rear garden.

Landing

with carpets, skimmed walls and textured ceiling with central lighting, wood banister with spindles, doors to:

Bedroom 1

11'11" x 11'9" (3.63m x 3.58m)

with carpets, skimmed walls and textured ceiling with central lighting, window to rear, radiator.

Bedroom 2

10'6" x 6'9" (3.20m x 2.06m)

with carpets, skimmed walls and textured ceiling with central lighting, window to front, radiator, built in wardrobes.

Bathroom

7'8" x 4'8" (2.34m x 1.42m)

tiled flooring with contrasting aqua boarding to walls, clad ceiling with central lighting, sink built into vanity unit, WC and bath with thermostatic shower, window to rear, chrome towel radiator.

Gardens

Open front garden with grass in front, with concrete drive for one car to the front and an additional allocated space at the end of the Terrace.

Enclosed rear gardens with patio area against rear of property, rear chipped area, timber gate giving access to green space behind.



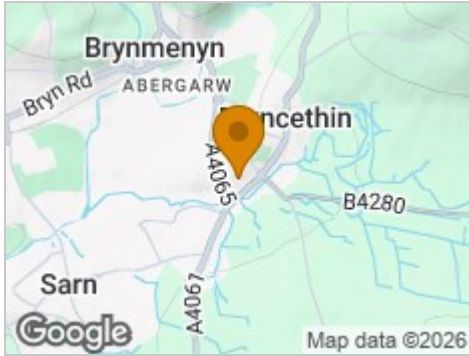
Road Map



Hybrid Map



Terrain Map



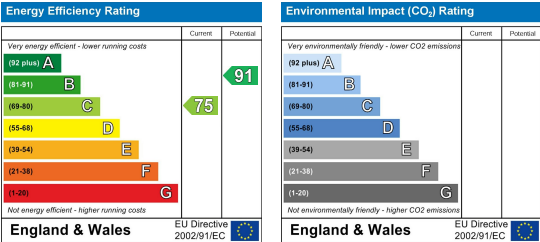
Floor Plan



Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.