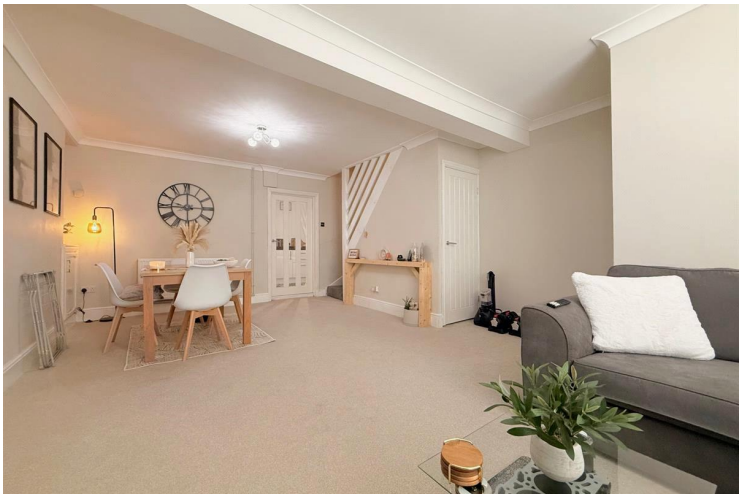
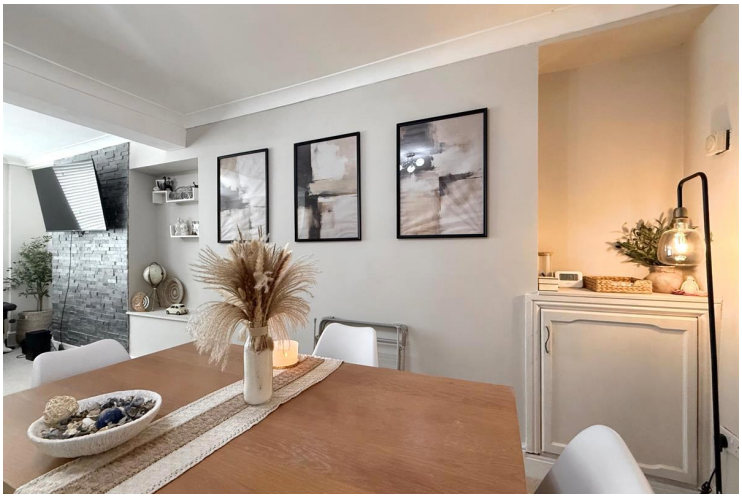






Marian Street, Blaengarw, Bridgend

Offers Over £135,000 Freehold

Three-bedroom home in Marian Street, Blaengarw, offering modern and stylish interiors throughout. Featuring a contemporary kitchen, beautifully finished bathroom, versatile attic room, stunning valley views and tiered rear garden. Viewing is highly recommended to appreciate this well-presented home.

3 Bedrooms | Close proximity to local school, shops and amenities | Downstairs Bathroom | Fully modernised | Ideal family home | Ideal first time buy | Loft Conversion | Mid Terrace | Valley Views |

01656870640
enquiries@wisemove.org

Ready to Move Into

This spacious three-bedroom home offers generous accommodation throughout, with a fantastic combination of character, modern touches and versatile living space. Situated in an elevated position, the property enjoys stunning valley views and benefits from a tiered rear garden, making this an ideal home for those looking for space both inside and out.

The property opens into an entrance hall leading into a bright and spacious reception room, providing an excellent main living area with plenty of room for both relaxing and entertaining. From here, a glazed door leads into the modern fitted kitchen, which offers a stylish and practical space with ample storage and workspace. A further door provides access towards the rear of the property, bathroom and garden.

The contemporary bathroom has been finished to a high standard, featuring a spacious walk-in shower, frameless glass screen, modern vanity unit and attractive wood-effect slatted feature panelling, creating a stylish and luxurious feel.

Upstairs, the first-floor landing leads to the bedrooms and attic room. The generous main bedroom enjoys beautiful views across the valley. A further comfortable bedroom is positioned to the rear, while the attic room provides a useful additional space with built-in storage, making it ideal as a home office, hobby room or occasional bedroom. Providing excellent flexibility for growing families or those requiring additional bedrooms.

Externally, the property benefits from a tiered rear garden, predominantly laid to artificial grass and enclosed by fencing, with rear access adding further convenience. The elevated position and stunning valley views are a particular highlight, offering a beautiful outlook from the property.

Don’t miss the opportunity to view this well-presented home, offering a range of modern features throughout. Viewing is highly recommended to appreciate the property in full, so contact us today to arrange your appointment.

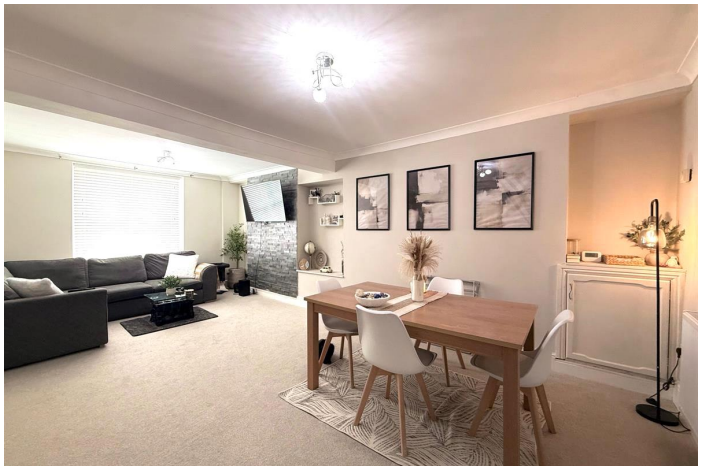
Council Tax Band: A
Tenure: Freehold
Parking options: On Street
Garden details: Front Garden, Rear Garden

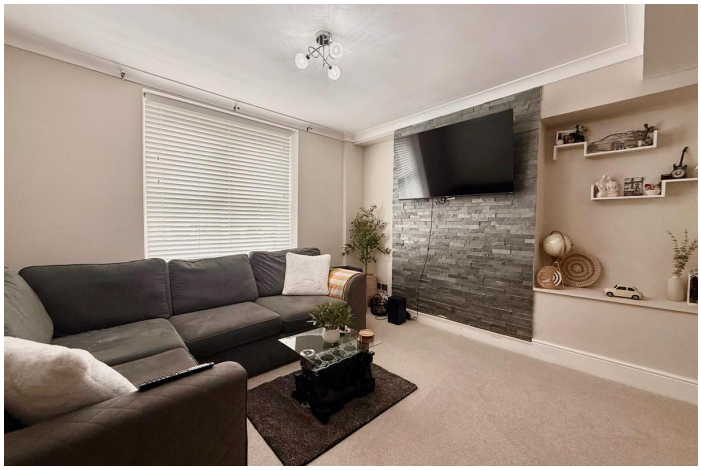
Entrance hall
w: 1m x l: 1.2m (w: 3' 3" x l: 3' 11")
Vinyl flooring, one radiator, cupboard housing electricity meter. Access to reception.

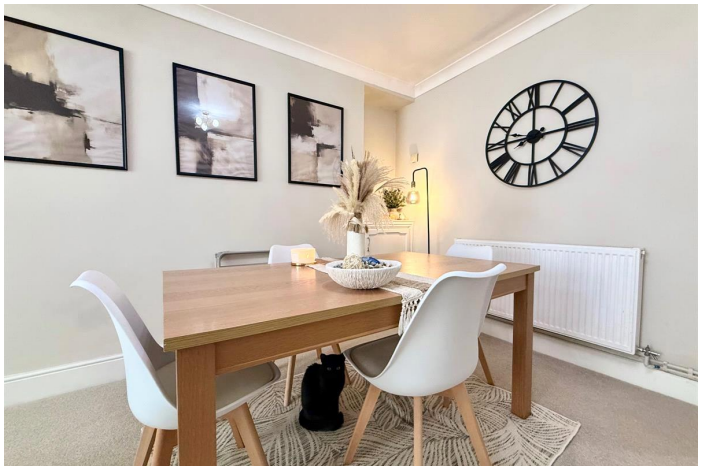
Reception
w: 4.4m x l: 6.7m (w: 14' 5" x l: 22')
Beige carpet, two radiators, various power points, alcoves; one with storage cupboard, door to understairs storage cupboard, coving, stairs to first floor, window to front, glazed door to kitchen.

Kitchen
w: 4.4m x l: 2.1m (w: 14' 5" x l: 6' 11")
White gloss fully fitted kitchen with integrated electric oven and ceramic hob, chimney extractor, integrated fridge freezer, plumbing for washing machine, single bowl sink and drainer with mixer tap, space for tumble dryer, vinyl flooring, ceramic tile splash back to sink, glass splash back to cooker, worktop with matching upstand, one radiator, various power points, coving, extractor fan, two windows to rear. Door to rear giving access to hall that gives access to garden and bathroom

Bathroom
A stylish and contemporary bathroom, finished to a high standard with a spacious walk-in shower enclosed by a frameless glass screen, complemented by modern rainfall and handheld shower fittings. The room features a sleek white vanity unit with integrated storage, a backlit









circular mirror and modern WC. Wood-effect slatted feature panelling. Window to left.

Landing

w: 2.1m x l: 3.3m (w: 6' 11" x l: 10' 10")

Fitted carpet, coving, various power points, window to rear, stairs to attic room.

Bedroom 1

w: 4.6m x l: 3.3m (w: 15' 1" x l: 10' 10")

(Potential to split back into two rooms) Fitted carpet, two radiators, various power points, coving, built in wardrobe, two windows to front.

Bedroom 2

w: 2.7m x l: 2.4m (w: 8' 10" x l: 7' 10")

Fitted carpet, one radiator, various power points, coving, window to rear with Venetian blinds to remain.

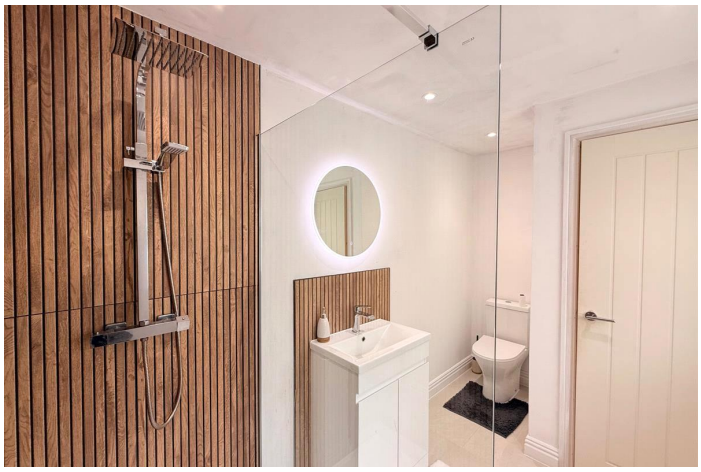
Attic Room

w: 4.5m x l: 3.3m (w: 14' 9" x l: 10' 10")

Fitted carpet, various power points, one radiator, under-eaves storage cupboards; one housing Combi boiler, spotlights, two Velux roof windows to rear.

Disclaimer

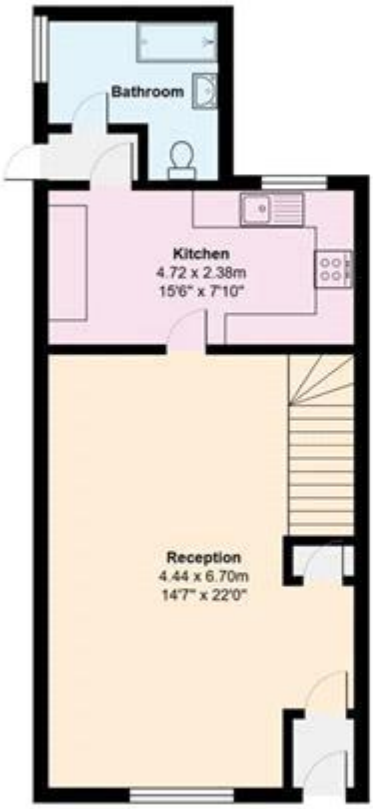
Your attention is drawn to the fact that we have been unable to confirm whether certain items included with the property are in full working order. Any prospective purchaser must accept that the property is offered for sale on this basis. All dimensions are approximate and for guidance purposes only.







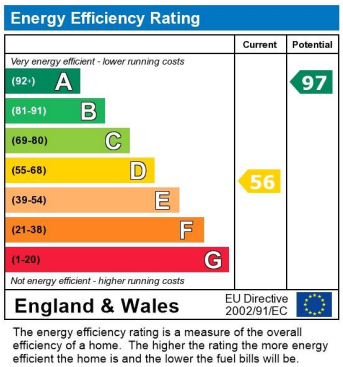












The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.