

FOR
SALE



PROPERTY SUMMARY

WELL PRESENTED mid terraced property within close proximity of Bridgend Town Centre and all amenities. The property benefits from good size lounge, kitchen, bathroom, enclosed rear garden and off road parking to the rear. VIEWING RECOMMENDED TO FULLY APPRECIATE.

POINTS OF INTEREST

- Two bedroom terraced house
- Good sized lounge/diner
- Parking to the rear
- Walking distance to Bridgend town
- EPC - / Council tax -
- Well presented throughout



ROOM DESCRIPTIONS

Entrance

0.90m x 1.2m (2' 11" x 3' 11") 0.90m x 1.20m (2' 11" x 3' 11") Via leaded glazed PVCu front door into the entrance hall with leaded glazed panel above and finished with emulsioned ceiling, emulsioned walls and laminate flooring. Leaded glazed internal door leading into the lounge.

Lounge / Diner

4.40m x 6.50m (14' 5" x 21' 4") Emulsioned ceiling and walls, continuation of the laminate flooring, two radiators, PVCu windows to the front and rear of the property with wooden window sills, stairs with fitted carpet and spindle balustrade to the first floor. Alcoves with spot lights and two ceiling lights to remain and TV bracket to remain. Door leading to under stairs storage with pull out shoe storage and coat rack. Glass door leading into the kitchen.

Kitchen

2.60m x 3.30m (8' 6" x 10' 10") Emulsioned ceiling with feature spot lights, emulsioned walls and LVT tile effect flooring. Newly fitted kitchen comprising a range of wall and base units with display units and spot lights with under cupboard lighting and herringbone effect tiled splash backs. Blanco sink and drainer with stainless steel extendable mixer tap. Four ring stainless steel SMEG gas burner with stainless steel extractor above. Space for washing machine, integrated slim line dishwasher and integrated oven and freestanding fridge/freezer to remain. PVCu window to the rear of the property with wooden customised window sill and frosted PVCu door to the side leading to the rear garden and white column radiator.

Landing

Via stairs with fitted carpet and spindle balustrade. Split level landing finished with textured ceiling, attic hatch, emulsioned walls, radiator and airing cupboard housing the Ideal boiler (18 months old).

Bathroom

2.60m x 3.20m (8' 6" x 10' 6") Emulsioned ceiling with spot lights and attic hatch, part emulsioned / part tiled walls, extractor and tile effect vinyl flooring. Curved stainless steel towel rail. Four piece suite comprising glass and stainless steel shower cubicle with tiled splash back and stainless steel shower head and hand attachment, bath with stainless steel hot and cold taps, low level w.c. and pedestal wash hand basin with stainless steel hot and cold taps. Radiator and frosted PVCu window to the side of the property.

Bedroom 1

3.20m x 4.30m (10' 6" x 14' 1") Emulsioned ceiling and walls, feature panelled wall, two PVCu windows with fitted blinds to the front of the property, radiator and laminate flooring.

Bedroom 2

2.70m x 3.40m (8' 10" x 11' 2") Emulsioned ceiling and walls, laminate flooring, PVCu window to the rear of the property and radiator.

Outside

Gravel area with flagstone steps leading up to a concrete path to the rear gate leading onto the hardstanding parking area accessed via the rear lane. Bound by wooden fencing and wall with wooden gate. Patio area with decorative gravel, dwarf wall and area for planting with wooden sleepers.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	87
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	62
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		