

FOR
SALE



15 Newcastle Hill, Bridgend, Mid Glamorgan CF31 4EY

£200,000 - Freehold

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Payton
Jewell
Caines

PROPERTY SUMMARY

Three bedroom mid terraced house situated within walking distance of Bridgend town centre. The property comprises entrance hall, lounge/diner, kitchen, ground floor bathroom and good sized enclosed rear garden.

POINTS OF INTEREST

- Three bedroom terraced house
- Lounge / diner
- Ground floor bathroom
- Enclosed and private rear garden
- Walking distance of Bridgend town centre



ROOM DESCRIPTIONS

Property Summary

Charming Three Double Bedroom Period Terrace in Bridgend's Historic Conservation Area

Set within one of Bridgend's most historic conservation areas, this attractive three double bedroom terraced home blends period character with practical modern living and will appeal to buyers who value charm, location, and a strong sense of place.

Inside, the accommodation comprises a spacious living/dining room with high ceilings, creating a bright and welcoming space for everyday living and entertaining. To the rear, a galley style kitchen makes efficient use of space and provides direct access to the garden beyond.

The large downstairs bathroom adds convenience and flexibility, particularly suited to modern lifestyles or visiting guests.

Upstairs, the home offers three well proportioned double bedrooms, each filled with natural light and offering versatility for family living, home working, or guest accommodation. The property also benefits from an attic space, providing useful additional storage and potential for future use (subject to any necessary consents).

Externally, the property enjoys a private south westerly facing courtyard garden, ideal for low maintenance outdoor dining and making the most of afternoon and evening sun. There is also rear access to the garden, offering practical convenience for bins, bikes, or occasional access needs.

The location is both historic and highly convenient. Bridgend town centre is within easy walking distance, offering a growing selection of independent shops, restaurants and popular craft beer bars. For commuters, the property is ideally placed for travel to Swansea and Cardiff via the M4, with Bridgend train station and bus station both within a 10 minute walk, providing excellent public transport links.

Key features:

- Three double bedrooms
- High ceilings and period features
- Living/dining room
- Galley kitchen
- Downstairs bathroom
- Attic space
- South westerly facing courtyard garden with rear access
- Walking distance to town centre amenities
- Excellent transport links to Swansea and Cardiff
- Situated in a historic conservation area

This is a distinctive and characterful home in a truly special location — ideal for buyers seeking something a little different, with history, lifestyle and connectivity all on the doorstep.

Entrance

Via part glazed and frosted PVCu front door into the entrance hall.

Entrance hall

Textured and papered ceiling with centre pendant light, decorative coving, plastered and emulsioned walls, skirting and vinyl tiled flooring. Cupboard housing the electric consumer box and wall mounted radiator. Original archway and stairs leading to the first floor. Door leading into the lounge/diner.

Lounge/diner

3.40m x 7.31m (11' 2" x 24' 0") Plastered, emulsioned and coved ceiling with two pendant lights, plastered and emulsioned walls, skirting, two radiators and laminate flooring in wood effect. To the lounge area is an electric fire with wooden mantle and paved hearth. PVCu double glazed bay window overlooking the front and PVCu double glazed window overlooking the rear. Ample space for dining table and chairs. Door leading to under stairs storage and glazed door leading into the kitchen.

Kitchen

2.67m x 3.36m (8' 9" x 11' 0") Plastered and emulsioned ceiling with centre spot lights, plastered and emulsioned walls with tiling to the splash back areas, skirting, radiator and tiled flooring. A range of wall and base units in shaker style cream with complementary roll top laminate work surfaces housing an inset one and half stainless steel sink with chrome mixer tap. Space for washing machine, tumble dryer and fridge/freezer. Integrated double electric oven, four ring electric hob with overhead chrome extractor fan. Wall mounted gas combination boiler, PVCu frosted double glazed window overlooking the side and PVCu frosted double glazed door leading out to the rear garden. Door leading to the family bathroom.

Family bathroom

2.69m x 3.07m (8' 10" x 10' 1") Plastered and emulsioned ceiling with centre pendant light, part emulsioned / part panelled / part tiled walls, skirting, radiator and tiled flooring. Four piece suite comprising low level WC, pedestal sink with chrome mixer tap and wall mounted mirror and extractor fan, corner curved bath with chrome mixer tap and corner shower with folding glass door with overhead electric shower. Two frosted PVCu double glazed windows overlooking the rear and side of the property.

Landing

Via stairs with fitted carpet and handrails to both sides. Split level landing. Plastered and emulsioned ceiling with centre pendant light, loft access via a drop down ladder. Plastered and emulsioned walls, skirting and fitted carpet.

Bedroom 3

2.72m x 3.01m (8' 11" x 9' 11") Plastered and emulsioned ceiling with centre light and access to the loft. Plastered and emulsioned walls, skirting, laminate flooring in wood effect, radiator and PVCu double glazed window overlooking the rear of the property.

Bedroom 2

2.79m x 3.44m (9' 2" x 11' 3") Textured ceiling with centre pendant light, plastered and emulsioned walls, skirting, radiator, laminate flooring in wood effect and PVCu double glazed window overlooking the rear of the property.

Bedroom 1

2.90m x 3.87m (9' 6" x 12' 8") measurements are to the wardrobes. Plastered, emulsioned and coved ceiling with pendant light, plastered and emulsioned walls, skirting and laminate flooring in wood effect. Fitted wardrobes with one mirrored door, two PVCu double glazed windows overlooking the front and radiator.

Outside

Small front garden with paved path leading to the front door. Area of decorative stone with concrete rope border and area of soil with shrubbery. Brick built wall with wrought iron fence and gate.

Good sized enclosed and private rear garden laid to patio and concrete, rear access gate and outside tap.



Awaiting EPC &
Floorplan