

FOR
SALE



34 Heol Dewi Sant, Bettws, Bridgend, Mid Glamorgan CF32 8SU

£135,000 - Freehold



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PROPERTY SUMMARY

Three bedroom semi detached with a good sized rear garden and occupying an elevated position within the village of Bettws. Requires some upgrading. Sold with no onward chain.

POINTS OF INTEREST

- Three bedroom semi detached house
- EPC - C / Council Tax - B
- Two reception rooms
- Lovely elevated views
- Street car parking only
- No onward chain
- Requires some upgrading



ROOM DESCRIPTIONS

Lounge

3.3m x 4.55m (10' 10" x 14' 11") Access in to the Lounge via Part frosted glazed PVCu front door.

Overlooking the front via PVCu double glazed window finished with emulsioned ceiling and walls with feature papered walls, skirting, and a vinyl floor. Under stair storage housing wall mounted fuse box.

Kitchen

4.1m x 1.85m (13' 5" x 6' 1") Overlooking the rear via two PVCu double glazed windows and a frosted glazed door. Finished with emulsioned walls and vinyl floor.

The kitchen is arranged with low level and wall mounted units with roll top worksurface and ceramic tiles to the splashback. Inset sink with mixer tap and drainer. Plumbing for automatic washing machine, space for cooker, space for fridge freezer.

Dining room

3.75m x 3.5m (12' 4" x 11' 6") Overlooking the front via PVCu double glazed window finished with emulsioned walls, laminate floor. One papered wall.

Stairs and Landing

Via wooden stairs with a wooden balustrade first floor landing.

With a PVCu double glazed window overlooking the rear and access to loft storage with doors off to three bedrooms and bathroom.

Bathroom

With two frosted glazed windows to the rear. Three-piece suite with WC, wash hand basin and bath with over bath electric shower and a vinyl floor.

Bedroom

3.6m x 3.7m (11' 10" x 12' 2") Overlooking in the front via PVCu double glazed window and finish with laminate floor. Fitted cupboard.

Bedroom

3.35m x 2.75m (11' 0" x 9' 0") Overlooking the front by PVCu double glazed window and finished with emulsioned walls and a laminate floor.

Bedroom

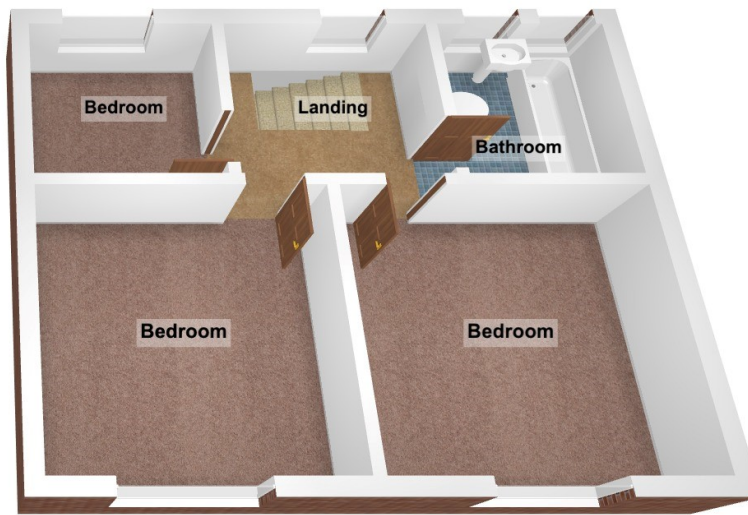
2.7m x 2.4m (8' 10" x 7' 10") L-shaped room overlooking the rear via PVCu double glazed window finished with emulsioned walls, laminate floor, wall mounted Worcester gas fired combination boiler and a cupboard above the stairs.

Outside

Enclosed rear garden on two tiers with brick built storage and steps leading up to an area of lawn.

Enclosed front garden leads to lawn with steps from the public pavement.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC