

FOR  
SALE



32 Pendre, Bridgend, Mid Glamorgan CF31 1PE

£169,950 - Freehold



8, Dunraven Place, Bridgend, CF31 1JD 01656 654328 [bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)

## PROPERTY SUMMARY

IDEAL FIRST TIME PURCHASE - three bedroom mid terrace house ideally located for the POW Hospital and access to the M4 motorway. Accommodation comprises entrance hall, lounge, kitchen, three bedrooms and bathroom. Generous rear garden. No onward chain.

## POINTS OF INTEREST

- Three bedroom mid terrace house
- Requires some internal modernisation
- Generous rear garden
- NO ONWARD CHAIN
- Ideally located for Princess of Wales Hospital



## ROOM DESCRIPTIONS

### Entrance

Into the entrance hall via frosted glazed PVCu door with stairs to the first floor. Doors into the kitchen and the lounge.

### Lounge

4m x 4.55m (13' 1" x 14' 11") With dual aspect natural light via PVCu double glazed windows to the front and the rear and finished with papered walls with a high-level feature picture rail, skirting, fitted carpet, open fireplace with ceramic hearth and mantle.

### Kitchen

4.55m x 4m (14' 11" x 13' 1") L-Shaped kitchen. With dual aspect natural light via PVCu double glazed windows to the front and the rear and a frosted glazed door leading out to the rear garden.

Under stairs storage. Emulsioned walls. vinyl floor.

The kitchen is arranged with low level and wall mounted units in white with brushed chrome handles and a roll top work surface with ceramic tiles to all splash back areas, inset sink with drainer, plumbing for washing machine, space for gas cooker, space for fridge freezer.

### Stairs and Landing

Stairs with fitted carpet and wooden balustrade. Fitted storage cupboard.

Housing electric box. Access to loft storage. Doors off to three bedrooms and bathroom.

### Bathroom

Bathroom overlooking the rear via PVCu double glazed frosted window with a fitted Venetian blind. Three piece suite in white with low-level WC, bath with over bath electric shower and wash hand basin. Radiator. Vinyl floor and ceramic tiles to the splashback.

### Bedroom

4.15m x 3.1m (13' 7" x 10' 2") Overlooking the front via PVCu double glazed windows and finished with papered walls, skirting, fitted carpet.

Fitted storage cupboard housing Worcester gas fired combination boiler. Fitted storage cupboard with a hanging rail.

### Bedroom

3.7m x 2.5m (12' 2" x 8' 2") Overlooking the front via PVCu double glazed window. Finished with papered walls, skirting, fitted carpet and a fitted storage cupboard.

### Bedroom

3.05m x 2.05m (10' 0" x 6' 9") Overlooking the rear via PVCu double glazed window finished with papered walls, skirting, fitted carpet.





EPC