

FOR  
SALE



39 Oddfellows Street, Bridgend, Mid Glamorgan CF31 1TA

£225,000 - Freehold



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## PROPERTY SUMMARY

Introducing this three double bedroom house which is well presented with contemporary finished throughout. The property is within a short walking distance of Bridgend town centre giving easy access to train and bus station which is ideal for commuters and is close to Tremains Primary School. Easy access to the M4 corridor at junction 36. This property has been well maintained and is presented to a good standard throughout. Ideal first time purchase. Viewing highly recommended.

## POINTS OF INTEREST

- Three bedroom end terrace house
- Walking distance of Bridgend town centre
- Four piece family bathroom suite
- Modern fitted kitchen/breakfast room
- Enclosed private rear garden/ EPC -C , Council tax band - D
- Off road parking/ potential workshop area
- New roof 2024



## ROOM DESCRIPTIONS

### Entrance

Via part frosted glazed PVCu front door into the entrance porch finished with emulsioned ceiling, sunken spot lights, original coving, emulsioned walls, skirting and tiled flooring. Part glazed door into the entrance hall.

### Entrance Hall

Emulsioned ceiling, centre spot lights, original coving, emulsioned walls, skirting and original feature archway, radiator and a continuation of the tiled flooring. Stairs leading to the first floor. Doors leading to downstairs WC, kitchen, lounge/diner and a secondary door leading to the diner.

### Lounge

4.34m Max x 3.69m Max (14' 3" Max x 12' 1" Max)

Emulsioned ceiling, pendant light, original coving, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator, feature chimney breast with built in shelving either side, skirting and wood effect laminate flooring. Opening into the dining.

### Dining area

4.29m x 3.60m (14' 1" x 11' 10")

Emulsioned and coved ceiling, centre light, emulsioned walls, original exposed stone wall, feature open chimney breast, radiator, skirting and a continuation of the laminate flooring. Opening into potential play room space.

### Play room

4.08m x 1.51m (13' 5" x 4' 11")

Emulsioned ceiling with sunken spot lights, lantern sky light, emulsioned walls, PVCu double glazed double doors leading out to the rear garden, skirting and grey wood effect laminate flooring with under floor heating. Opening into the kitchen.

### Kitchen

4.01m x 3.33m (13' 2" x 10' 11")

Emulsioned ceiling with sunken chrome spot lights, emulsioned walls with tiling to splash back areas in a grey subway brick effect, PVCu double glazed window overlooking the side of the property, radiator, skirting and a continuation of the laminate flooring. A range of wall and base units in a slab gloss effect with complementary square edge laminate work surface. Integrated double electric oven, five ring gas hob with overhead chrome extractor fan. Space for washing machine and tumble dryer. Space for freestanding fridge/freezer. Inset one and a half stainless steel sink with chrome mixer tap. Integrated dishwasher. Breakfast bar area with space for four stools.

### Downstairs w.c.

1.60m x 0.78m (5' 3" x 2' 7")

Emulsioned ceiling with sunken spot lights, emulsioned walls, PVCu double glazed window overlooking the side of the property, skirting and tiled flooring. Two piece suite comprising low level WC and vanity sink unit with chrome mixer tap and tiling to splash back area.

### First floor landing

Via stairs with spindle hand rail and painted treads. Split level landing. Emulsioned ceiling, centre spot light, access to loft with light, emulsioned walls, PVCu double glazed window overlooking the side of the property, skirting and fitted carpet.

### Bedroom 1

3.87m x 3.66m (12' 8" x 12' 0")

Emulsioned and coved ceiling, pendant light, emulsioned walls with one exposed painted stone wall, PVCu double glazed window overlooking the rear of the property, radiator, skirting and fitted carpet.

### Bedroom 2

4.40m x 3.38m (14' 5" x 11' 1")

Emulsioned ceiling, pendant light, emulsioned walls, PVCu double glazed window overlooking the side of the property, radiator, skirting and fitted carpet.

### Bedroom 3

3.95m x 3.16m (13' 0" x 10' 4")

Emulsioned and coved ceiling, pendant light, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator, skirting and fitted carpet.

### Bathroom

2.83m x 2.15m (9' 3" x 7' 1")

Emulsioned ceiling, sunken spot lights, extractor fan, part emulsioned/ part tiled walls, frosted PVCu double glazed window overlooking the front, chrome towel radiator, wall mounted mirror cabinet and tiled flooring with under floor heating. Four piece suite comprising low level WC, pedestal sink with chrome mixer tap, large walk in shower with overhead chrome shower mixer, hand held attachment and sliding glass screen, bath with chrome mixer tap and chrome hand held shower attachment.

### Outbuildings

5.53m x 3.60m (18' 2" x 11' 10")

Stone outbuilding with power, mezzanine level and two windows looking onto the rear garden and large door.

### Outside

Good sized enclosed and private rear garden, wooden covered area ideal for a hot tub, two areas laid to artificial grass, grey Indian sandstone patio and decorative slate borders. Wooden door leading to outbuilding currently used as storage but could be a workshop area.

Two steps lead to the front door. Off road parking for two/three vehicles to the side of the property laid to decorative stone. Side gate leading to the rear garden.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	69	83
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	