

FOR
SALE



PROPERTY SUMMARY

Introducing this beautifully presented three bedroom terrace house located close to Cefn Glas Juniors Primary and Bryntirion Comprehensive schools. The property has two good size reception rooms, a recently fitted kitchen and is within walking distance of Bridgend town centre. An ideal first time purchase.

POINTS OF INTEREST

- Three bedroom house
- Recently fitted kitchen
- Two reception rooms
- Beautifully presented three bedroom house



ROOM DESCRIPTIONS

Access

via part frosted glazed composite front door into the entrance hallway.

Entrance hall

Emulsioned ceiling and walls, skirting and porcelain tile floors. PVC double glazed window to the front with a fitted Venetian Blind. Stairs to the first floor with understairs fitted storage and doors into two reception rooms and the kitchen.

Kitchen

2.7m x 2.9m (8' 10" x 9' 6") Overlooking the rear garden via PVCu double glazed window and a frosted glazed PVC door and finished with emulsioned ceiling and walls, skirting and continuation of the porcelain tiles. The kitchen is arranged with low level and wall mounted units in Cashmere shaker style with a complementary quartz worktop and up stand with an inset sink with mixer tap and draining area. Integrated fridge ,freezer ,washing machine oven and combination microwave oven. Integrated four gas ring hob with overhead extractor hood.

Reception

4.25m x 2.9m (13' 11" x 9' 6") Overlooking the front via PVCu double glazed window with a fitted Venetian blind and finished with emulsioned ceiling and walls, skirting and a wood effect laminate floor. Feature wood panelling to the chimney breast and alcoves.

Reception

4.2m x 4.0m (13' 9" x 13' 1") Overlooking the rear garden via PVCu double glazed window with a fitted Venetian blind and finished with the emulsioned ceiling and walls with a high-level feature picture rail ,skirting and a wood affect laminate floor. fFeestanding electric pebble effect fire (to remain) and papered chimney breast alcoves.

Stairs and landing

To the first floor via stairs with fitted carpets and wooden balustrade with glass finish. To the first floor landing with access to loft storage, emulsioned ceiling and walls, skirting, fitted carpet ,fitted storage cupboard.

Bathroom

PVCu frosted glazed window to the rear. Emulsioned ceiling, papered walls, skirting and a vinyl floor. Three-piece suite in white with a low-level WC, wash hand basin and bath with chrome waterfall tap and a plumbed shower with hand attachment and rainwater head. Fitted storage cupboard with a Worcester gas fire combination boiler.

Bedroom

4.1m x 3.45m (13' 5" x 11' 4") Overlooking the rear garden via PVCu double glazed window with a fitted Venetian blind and finished with emulsioned ceiling and walls, skirting and a laminate floor. Feature papered chimney breast. Fitted storage cupboard with hanging rail.

Bedroom

4.2m x 3.5m (13' 9" x 11' 6") Overlooking the front via PVCu double glazed window with a fitted Venetian blind and finished with emulsioned ceiling with central light fitting, emulsioned walls, skirting and laminate floor. fFtted storage cupboard with hanging rail.

Bedroom

3.0m x 3.5m (9' 10" x 11' 6") L-Shaped and narrowing to 1.3m. Overlooking the front via PVCu double glazed window with fitted Venetian blind finished with emulsioned ceiling with central light fitting, emulsioned walls with half height feature wood panelling, skirting and a laminate floor. fFtted storage cupboard with hanging rail.

Outside

Enclosed rear garden laid to lawn and chipped stone with traditional washing line and access to brick built external storage including a WC and two storage sheds. Gated access back to the front of the property with an enclosed front garden laid to lawn.



Awaiting EPC &
Floorplan