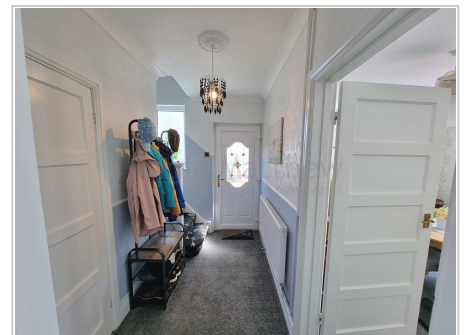


46 St  
Marie Street  
Bridgend  
Bridgend County  
CF31 3FE

£255,000



- Three Bedroom Semi detached
- Immaculately presented
- Two Reception Rooms
- Generous size cloakroom
- Refurbished kitchen with integrated appliances overlooking the garden
- Three Double Bedrooms
- Refurbished Shower Room
- Enclosed Garden is beautiful with summer house remaining
- Walking distance of town centre and train station
- Call to arrange an appointment

Ref: PRA10168

Viewing Instructions: Strictly By Appointment Only

## General Description

"Immaculately Presented\* Daniel Matthew are pleased to offer for sale this three bedroom semi detached home situated in a well regarded location of Bridgend and offering easy access to Bridgend town centre and walking distance to the train station. Close proximity of Old Castle Primary School and Brynteg Secondary School. This property is presented to a high standard and an ideal family home. The property comprises of a spacious entrance hallway, generous cloakroom and two separate reception rooms and a refurbished kitchen, three double bedrooms and refurbished family bathroom. The rear garden is fully enclosed and there is side access to the garden and on street parking. Early viewing comes highly recommended, contact 01656 750764.

## Accommodation



### Entrance Hallway

Enter via side UPVC door, side UPVC window, access to all ground floor rooms, plain ceiling, plain walls, carpet flooring and radiator.

### Cloakroom/w.c (6' 6" x 4' 0") or (1.98m x 1.23m)

Generous Cloakroom, UPVC side window, low level wc and hand wash basin.



### Lounge (11' 11" x 13' 9") or (3.63m x 4.20m)

UPVC double glazed window to front aspect, plain ceiling, papered walls, gas fire with feature surround, carpet flooring and door leading to the kitchen.



### Dining Room (10' 1" x 10' 0") or (3.08m x 3.06m)

UPVC double glazed window to front aspect, plain ceiling, papered walls, carpet flooring and door leading to the hallway.



### Kitchen (11' 4" x 6' 1") or (3.45m x 1.85m)

Beautiful fitted kitchen with matching gas and white units, integrated fridge and freezer, integrated washing machine and integrated dishwasher, induction hob with extract hood, complementary work surface, tiled flooring, plain ceiling, plain walls, UPVC double glazed window to front aspect and UPVC double glazed door leading to rear garden.



## Landing

UPVC double glazed window to side aspect, lovely sized landing with attic hatch, papered ceiling and walls, carpet flooring.



## Bedroom One (12' 0" x 11' 6") or (3.65m x 3.50m)

UPVC double glazed window to front aspect, papered walls, plain ceiling, carpet flooring and radiator.



## Bedroom Two (10' 0" x 9' 9") or (3.06m x 2.97m)

UPVC double glazed window to front aspect, papered walls, plain ceiling, carpet flooring and radiator.



## Bedroom Three (9' 2" x 8' 9") or (2.79m x 2.67m)

UPVC double glazed window to rear aspect overlooking the garden, papered walls, plain ceiling, carpet flooring and radiator and airing cupboard housing the boiler which was installed in 2021.

## Bathroom (6' 7" x 5' 8") or (2.0m x 1.73m)

UPVC double glazed obscured window to front aspect, low level WC, wash hand basin with vanity unit, shower with thermostatic shower and glass screen, panel walls, plain ceiling, wet room flooring and towel radiator.



## Garden

Front - Wall boundaries, feature gravel, path leading to the side door access, side access to the garden.

Rear - Wall boundaries, patio area, laid to lawn, mature shrubs and summer house.

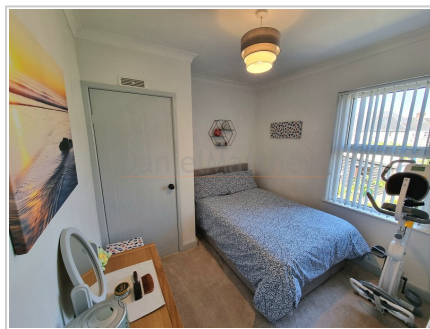
# Services

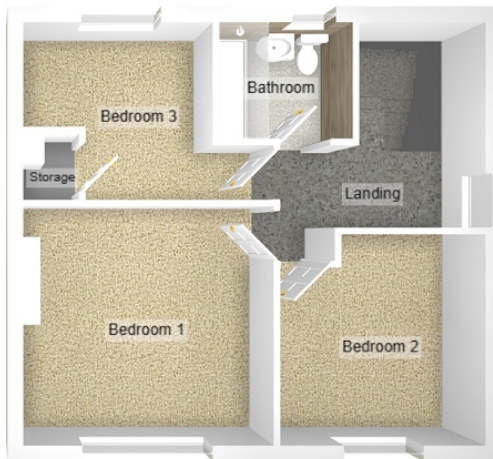
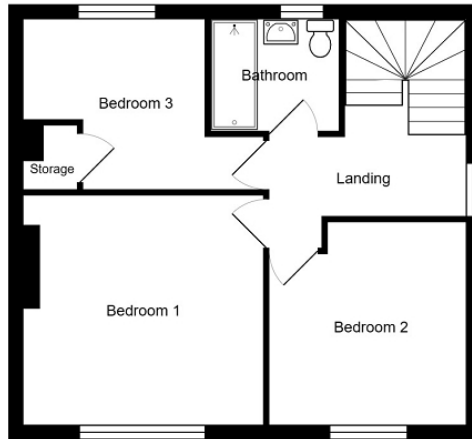
Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D67

# Tenure

We are informed that the tenure is Freehold





*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*