

70 Llangewydd Road  
Bridgend  
Bridgend County  
CF31 4JX

£159,950



- Semi Detached Property
- Two Double Bedrooms
- Spacious Lounge
- Fitted Kitchen
- Ideal For First Time Buyers/Investors
- Driveway & Garage
- Front & Rear Garden
- Close To Local Shops, Schools & Amenities
- Please Call Today On 01656 750764 To View

**Ref: PRA10326**

Viewing Instructions: Strictly By Appointment Only



## General Description

Daniel Matthew Estate Agents are pleased to offer for sale this two double bedroom semi detached property, which would make an ideal first time home or Investment property. Property comprises to the first floor, hallway, lounge and kitchen. To the second floor two double bedrooms and bathroom. Further benefits are driveway leading to single garage, rear garden, property is situated within close proximity to local schools, shops and amenities. Viewing's are highly recommended to appreciate, please contact a member of our team on 01656 750764.

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## Accommodation

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### Entrance Hallway

Enter via UPVC double glazed door with obscured glass leading into hallway, artexed ceiling, plastered walls, wood effect laminate flooring, staircase leading to first floor, door leading into Lounge.

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### Lounge (15' 1" x 10' 7") or (4.60m x 3.22m)

UPVC double glazed window to front aspect, skimmed and artexed ceiling with coving, plastered walls, wood effect laminate flooring, radiator.

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### Kitchen (13' 10" x 7' 1") or (4.21m x 2.17m)

Two UPVC double glazed windows to rear aspect, UPVC double glazed door leading to rear garden, plastered ceiling with spot lights, plastered walls, wood effect laminate flooring, a fully fitted kitchen with beach finish comprising matching wall and base units and complimentary work surfaces, space for under counter fridge & freezer, one and a half bowl stainless sink with drainer and mixer tap, plumbing for washing machine, tiled splashback, integrated electric oven and four ring gas hob, extractor fan, wall mounted combination boiler, understairs storage cupboard.

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### Landing

UPVC double glazed window to side aspect, plastered ceiling with loft access, plastered walls, fitted carpet, doors leading into two bedrooms and bathroom.

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### Bedroom One (13' 11" x 7' 1") or (4.23m x 2.15m)

UPVC double glazed window to front aspect, artexed ceiling with coving, plastered walls, fitted carpet, radiator.

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## Bedroom Two (13' 0" x 7' 5") or (3.97m x 2.25m)

UPVC double glazed window to rear aspect, artexed ceiling, plastered walls, fitted carpet, radiator, built in wardrobes.



## Bathroom (6' 3" x 6' 0") or (1.90m x 1.84m)

UPVC double glazed obscured window to rear aspect, plastered ceiling with spot lights, bathroom panelled walls, three piece white suite comprising panelled bath with glass screen and mixer tap, floating wash hand basin inset into vanity unit, low level WC, radiator.



## Outside

Front - Driveway leading to single garage, laid to lawn area.

Rear - Brick and fenced boundaries, patio area, laid to lawn area.

Garage - Up and over door.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C71

## Tenure

We are informed that the tenure is Freehold

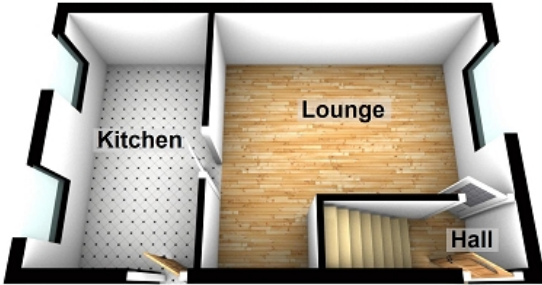
## Council Tax

Band B



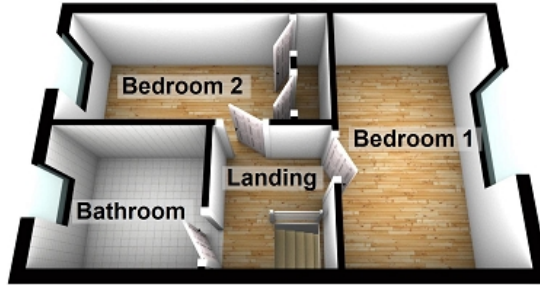
### Ground Floor

Approx. 27.4 sq. metres (294.8 sq. feet)



### First Floor

Approx. 27.4 sq. metres (294.8 sq. feet)



Total area: approx. 54.8 sq. metres (589.7 sq. feet)

*Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.*