

3 Factory Terrace
Aberkenfig
Bridgend County
CF32 9AF

£110,000



- Two Bedroom Mid terrace
- Originally a three bedroom
- Lounge/Diner with dual purpose burner
- Conservatory
- Main bedroom is 20ft by 7ft
- Second double (potential of third bedroom reinstated)
- Downstairs Bathroom
- Street Parking outside the row of four properties set down a private access lane
- NO CHAIN
- In need of modernising but charming property

Ref: PRA10476

Viewing Instructions: Strictly By Appointment Only

General Description

"No Chain" In need of modernising" A unique opportunity to purchase this cottage which is set down a private lane access, nestled within a row of four cottages, this is a rare opportunity as this is the first time in many years one has been available in this row. Originally a three bedroom and now a Two bedroom cottage reputed to be over 400 years old, situated in the popular Village of Aberkenfig. This charming property is tucked away off Bridgend Road has a kitchen to the front aspect, lounge/diner with dual purpose burner, conservatory and downstairs bathroom off from the lounge to the ground floor, to the first floor there are two bedrooms and the potential to move the present staircase and resume the large landing back into a third bedroom, front and rear garden with lane parking. NO CHAIN. Must to view to appreciate the potential of this charming property.

Accommodation



Kitchen (13' 09" x 6' 10") or (4.19m x 2.08m)

Enter via wooden door into the kitchen, UPVC double glazed window to front aspect, range of wall and base units with complimentary worktops, electric hob with extractor over, two double raised ovens, space for washing machine, space for under counter fridge and freezer, composite sink with mixer tap, plain walls, plain ceiling and laminate flooring.



Lounge/Diner (19' 01" x 13' 02") or (5.82m x 4.01m)

Plain walls, textured ceiling with beams, tile flooring, door access to the conservatory and bathroom, cosy dual purpose fire and fire mantle, stair access to the old third bedroom which is now a landing.

Lean To Conservatory (20' 05" x 6' 08") or (6.22m x 2.03m)

UPVC double glazed windows and wooden door to rear, dwarf brick wall, plastic corrugated roof, plain walls, tile flooring and radiator.



Landing

Plain walls, plain ceiling, carpet flooring, attic hatch and access to the first floor rooms.



Bedroom One (16' 07" x 7' 05") or (5.05m x 2.26m)

Three UPVC double glazed window to front aspect, plain walls, plain ceiling, laminate flooring, door access to the room housing the boiler.



Boiler Room (7' 05" x 4' 06") or (2.26m x 1.37m)

Small room housing the boiler, plaster board walls and exposed floor boards.



Bedroom Two (13' 03" x 8' 07") or (4.04m x 2.62m)

UPVC double glazed window to rear aspect, plain walls, feature paper walls, textured ceiling, laminate flooring, storage cupboard and radiator.



Landing Two

UPVC double glazed window to front aspect, papered walls, plain ceiling, carpet flooring and radiator. (staircase has been added and this was previously bedroom three).



Bathroom (7' 03" x 6' 0") or (2.21m x 1.83m)

UPVC double glazed window to rear aspect, storage cupboard, three piece suite comprising panel bath with shower over, low level WC and pedestal hand basin, radiator, tile walls, tile ceiling and laminate flooring.



Outside

Front - Wall boundary and gate access to the front.

Rear- Fence boundary with feature stones, Astroturf and two workshops.

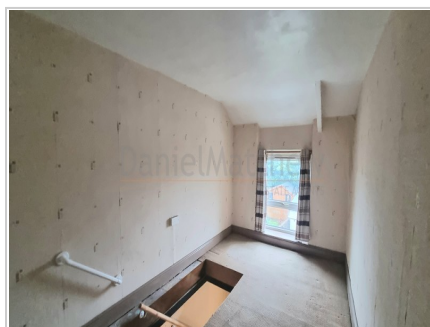
Services

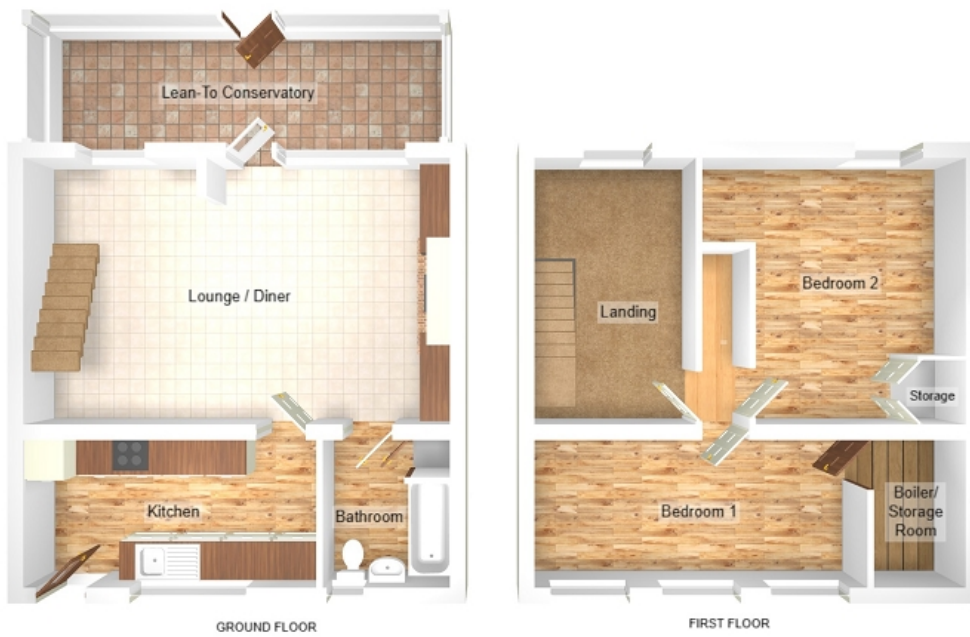
Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D61

Tenure

We are informed that the tenure is Freehold





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.