

40 Cheltenham Terrace
Bridgend
Bridgend County
CF31 3AH

£109,950



- Three Bedroom Terraced Property
- Ideal For Property Developer
- In Need of Full Renovation
- Offered With No Onward Chain
- Close To Local Amenities
- Good Transport Links
- Garden To Rear With Lane Access



Ref: PRA10489

Viewing Instructions: Strictly By Appointment Only

General Description

* FULL RENOVATION REQUIRED * Daniel Matthew are pleased to offer this investment opportunity. Comprising hallway, lounge/diner, kitchen and bathroom. To the first floor three bedrooms. Further benefits rear garden with lane access. With great transport links and walking distance to local amenities this property offers a wide range of possibilities. Offered with no onward chain and ideal for property developers. Call our team to arrange an appointment 01656 750764.

Accommodation

Entrance

Enter via UPVC double glazed door to hallway, textured ceiling, papered walls, carpet flooring, radiator, stairs to first floor, door to lounge/diner.

Lounge/Diner (22' 05" x 10' 09") or (6.83m x 3.28m)

Dual aspect to front and rear UPVC double glazed window, textured ceiling, papered and panelled walls, gas fire (not tested) radiator, carpet flooring, door to kitchen.



Kitchen (9' 01" x 8' 01") or (2.77m x 2.46m)

UPVC double glazed window to side aspect, plain ceiling, plain walls. Wall and base units, enamel sink/drain, cooker point, UPVC double glazed door leading to rear garden.



Bathroom

Dual aspect to rear and side UPVC double glazed obscured window, plain ceiling, plain walls, storage cupboard, low level WC, pedestal wash hand basin, enamel bath.



Landing

Plain ceiling, papered walls, carpet flooring, doors leading to all first floor rooms.



Bedroom One (14' 04" x 11' 01") or (4.37m x 3.38m)

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



Bedroom Two (11' 08" x 8' 07") or (3.56m x 2.62m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, carpet flooring, radiator.



Bedroom Three (8' 03" x 10' 0") or (2.51m x 3.05m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, carpet flooring, radiator.

Outside

Front - On street parking.

Rear - Wall boundaries, currently overgrown.

Services

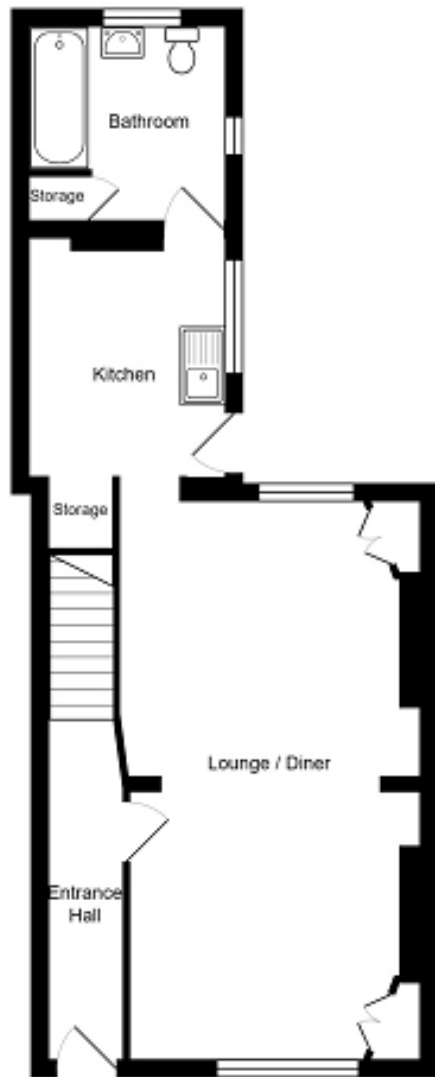
Mains water, mains electricity, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C



GROUND FLOOR



FIRST FLOOR

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.