

59 Pen-y-mynydd
Bettws
Bridgend County
CF32 8SB

£125,000



- Two Bedroom Semi Detached
- Lounge
- Conservatory
- Utility Room
- Garden To Front and Rear
- Offered With No Onward Chain
- Ideal For First Time Buyers And Investors
- In Need Of Updating
- Viewings Recommended

Ref: PRA10500

Viewing Instructions: Strictly By Appointment Only



General Description

In Need Of Upgrading - Daniel Matthew are pleased to offer this great opportunity. Comprising hallway, lounge, conservatory, kitchen and utility room. To the first floor two bedrooms and shower rooms. Further benefits garden to front and rear, offered with No Onward Chain. The property is in need of upgrading however would be ideal for first time buyers and investors. Call our team to arrange an appointment 01656 750764.

Accommodation

Entrance

Enter via UPVC double glazed door to hallway, comprising UPVC double glazed window to side aspect, plain ceiling, plain walls, laminate flooring, radiator, doors leading to first floor rooms.



Lounge (18' 09" x 9' 00" Min Min) or (5.72m x 2.74m Min)

UPVC double glazed window to front aspect, plain ceiling, plain walls, laminate flooring, radiator, gas fire with surround, patio doors leading to conservatory.



Conservatory (8' 06" x 7' 00") or (2.59m x 2.13m)

UPVC double glazed built conservatory with dwarf walls, laminate flooring, radiator, French doors leading to rear garden.



Kitchen (8' 08" x 7' 05") or (2.64m x 2.26m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls. Matching wall and base units, integrated hob and oven, stainless steel sink/drainers, plumbing for washing machine, tiled flooring, door leading to utility room.



Utility Room

UPVC double glazed door to front aspect, UPVC double glazed window to rear aspect, plain ceiling, plain walls, tiled flooring, radiator.

Landing

UPVC double glazed window to side aspect, plain ceiling, plain walls, doors leading to all first floor rooms.



Bedroom One (13' 08" x 8' 06") or (4.17m x 2.59m)

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



Bedroom Two (9' 08" x 9' 00") or (2.95m x 2.74m)

UPVC double glazed window to rear aspect, textured ceiling, papered walls, storage cupboard, laminate flooring, radiator.



Shower Room

UPVC double glazed obscured window to rear aspect, textured ceiling, low level WC, pedestal wash hand basin, shower cubicle, radiator, wall mounted boiler.



Outside

Front - Wall boundaries, laid to decorative stone, path leading to property.

Rear - Patio area, steps leading to laid to lawn area, fenced and wall boundaries.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B



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.