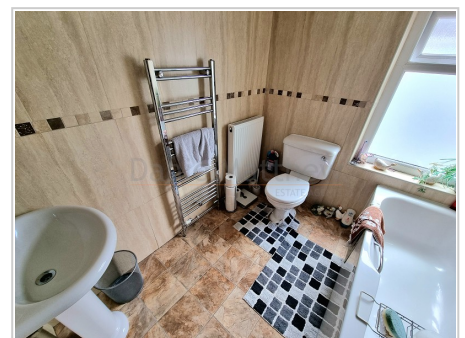


2 Grove Road  
Bridgend  
Bridgend County  
CF31 3EF

£258,000



- Three Bedroom Bay Fronted End Terraced
- Lounge/Diner With Separate Sitting Room
- Fitted Kitchen
- Family Bathroom
- Attic Room
- Garage With Pit
- Walking Distance To Bridgend Town Centre
- Sought After Location Of South Side Bridgend



**Ref: PRA10563**

**Viewing Instructions: Strictly By Appointment Only**

## General Description

**\*\*\*SOUGHT AFTER LOCATION SOUTH SIDE BRIDGEND\*\*\*** Offers great proximity to the town centre with its many amenities, Bridgend train station and Newbridge playing fields are within walking distance of this spacious three bedroom bay fronted property. The property comprises of an entrance hallway, Lounge / dining room, separate sitting room and fitted kitchen. To the first floor there are three bedrooms with a family bathroom and stairs leading to a spacious loft room. The rear garden is enclosed with a personnel door leading to the garage which has a pit. There is paved forecourt to the front with lane access to the garage. Viewing comes highly recommended to appreciate the size and location of this property. Call 01656 750764

## Accommodation



### Entrance Porch

Enter via UPVC double glazed front door into entrance porch. Part tiled walls, ceramic tiled floor. Door leading into hallway.

### Entrance Hallway

Papered walls and ceiling. Radiator. Fitted carpets with staircase leading to first floor. Doors to ground floor rooms.



### Lounge/Diner (22' 6" x 11' 6") or (6.85m x 3.50m)

Narrowing to 3.37m

A spacious open plan lounge / dining room which is two rooms into one. The lounge area has a walk in bay window to the front with blinds to remain. Artexed ceiling and skimmed walls. Fitted carpets. The focal point is the mantle with electric fire. The dining area had a UPVC double glazed window looking out into the garden. Two radiators. Wall and down lights.



### Sitting room (14' 3" x 12' 8") or (4.34m x 3.86m)

Artexed ceiling with papered walls and dado rail. Two UPVC double glazed window to side. Fitted carpets. Mantle piece with electric fire. Radiator. Doors leading to kitchen.



### Kitchen (14' 9" x 9' 6") or (4.49m x 2.90m)

Fitted kitchen to the rear of the property with UPVC double glazed window overlooking the garden and door leading out. The kitchen is fitted with a range of wooden cabinets including drawers with coordinating work surfaces. Integrated electric oven with gas hob and an extractor fan. One and a half sink with mixed taps and drainer. Plumbing space for washing machine with a dishwasher. Space for fridge-freezer. Radiator. Skimmed walls and ceiling with down lights. Vinyl flooring.

## Landing

There is a split landing with fitted carpets. Papered walls and ceiling, radiator, stairs to the attic room. UPVC double glazed window. Doors to first floor rooms.



**Bedroom One (15' 0" x 14' 5" Max) or (4.58m x 4.40m Max)**

Narrowing to 3.18m

A spacious room to the front elevation. UPVC walk in bay window and a second UPVC window. Artexed ceiling with papered walls. Fitted carpets. Radiator.



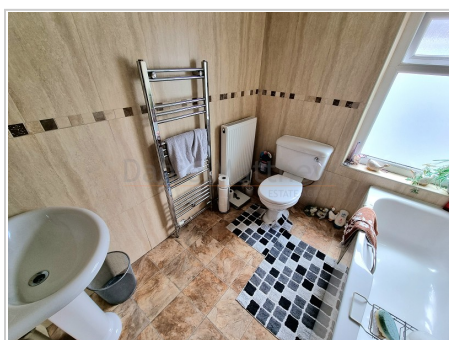
**Bedroom Two (11' 7" x 11' 6") or (3.54m x 3.51m)**

Situated to rear elevation. UPVC double glazed window over looking garden. Artexed ceiling with papered walls. Laminate flooring. Radiator.



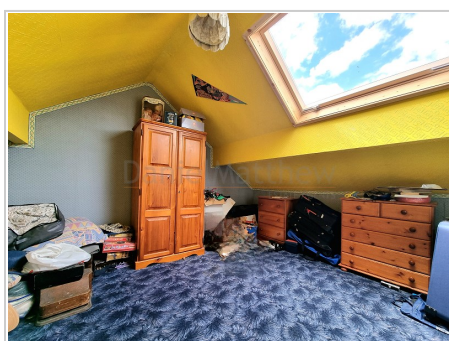
**Bedroom Three (13' 7" x 7' 3") or (4.14m x 2.20m)**

Situated to rear elevation. Two UPVC double glazed window over looking garden. Papered walls and ceiling. Fitted carpets. Radiator.



**Bathroom (7' 4" x 6' 6") or (2.23m x 1.98m)**

A three piece suite with bath and electric shower over, WC and pedestal wash hand basin. Tiled walls and vinyl flooring. Heated towel rail and radiator. Spot lights.



**Attic room (15' 8" x 14' 9") or (4.78m x 4.49m)**

Cupboard off stairs leading to attic room. Spacious room with velux window. Sloping ceilings and fitted carpets. Storage cupboard.



## Garden

A private enclosed rear garden with patio and lawned garden. Two brick storage out houses. Personnel door leading to the garage.

The front garden is paved and low maintenance.

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## Garage

Access via the side lane. It has an electric up and over door and a work pit within the garage.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: F31

## Tenure

We are informed that the tenure is Freehold

Length of lease: .

## Ground Rent

## Service Charge

## Council Tax

Band E

Deposit: £0.00

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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.