

7 Victoria Buildings
Coytrahen
Bridgend
CF32 0EA

£140,000



- MID TERRACE PROPERTY
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE/DINER
- COUNTRYSIDE VIEWS TO THE REAR
- TIERED REAR GARDEN
- NO ONGOING CHAIN
- MODERN KITCHEN
- IDEAL PURCHASE FOR FIRST TIME BUYERS
- CLOSE TO LOCAL SCHOOLS, SHOPS & AMENITIES
- CALL TODAY TO ARRANGE YOUR VIEWING ON 01656 750764

Ref: PRA10946

Viewing Instructions: Strictly By Appointment Only



General Description

*** IDEAL FOR FIRST TIME BUYERS *** Daniel Matthew Estate Agents are delighted to offer to the market this immaculate two bedroom mid terrace property offered with no ongoing chain, situated within close proximity to local schools, shops and local amenities. Property comprises to the ground floor a spacious lounge/diner leading to a well presented kitchen with beautiful countryside views. To the first floor two double bedrooms and bathroom. Further benefits are on street parking, tiered rear garden with outstanding countryside views. An ideal home for first time buyers. To book your viewing, contact a member of our team on 01656 750764.

Accommodation



Lounge/Diner (20' 2" x 15' 5") or (6.15m x 4.70m)

Enter via UPVC double glazed door into spacious lounge/diner, UPVC double glazed window to rear aspect, plain ceiling with coving, plain walls, laminate flooring, staircase leading to first floor, two radiators, door leading into;-



Kitchen (9' 5" x 9' 0") or (2.87m x 2.74m)

UPVC double glazed door leading to rear garden, UPVC double glazed window to rear aspect, plain ceiling with coving, plain walls, tiled splashback, laminate flooring, a range of matching wall and base units with complimentary work surfaces, one and a half composite sink with drainer and mixer tap, electric oven with four ring gas hob and extractor fan, space for fridge/freezer, and tumble dryer, plumbing for washing machine, radiator.



Landing

Plain ceiling, plain walls, fitted carpet, radiator, doors leading into all first floor rooms, loft access.



Bathroom

UPVC double glazed obscured window to rear aspect, plain ceiling, plain walls, tiled splashback, tiled flooring, four piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap and shower cubicle with electric shower over head, radiator, built in storage cupboards.



Bedroom One (11' 4" x 10' 1") or (3.45m x 3.07m)

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



Bedroom Two (10' 1" x 9' 6") or (3.07m x 2.90m)

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



Outside

Front -On street parking.

Rear - Steps leading down to patio area,

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D66

Tenure

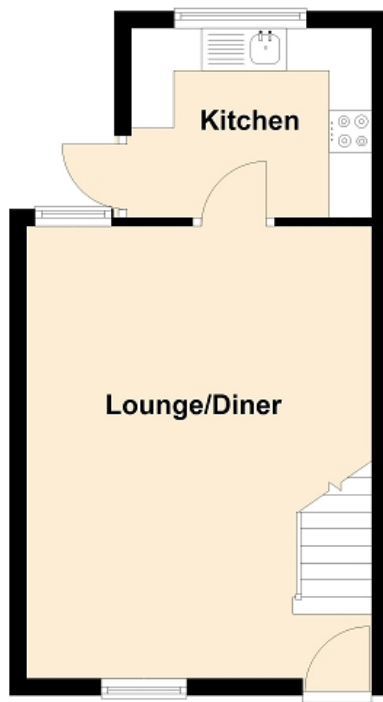
We are informed that the tenure is Freehold

Council Tax

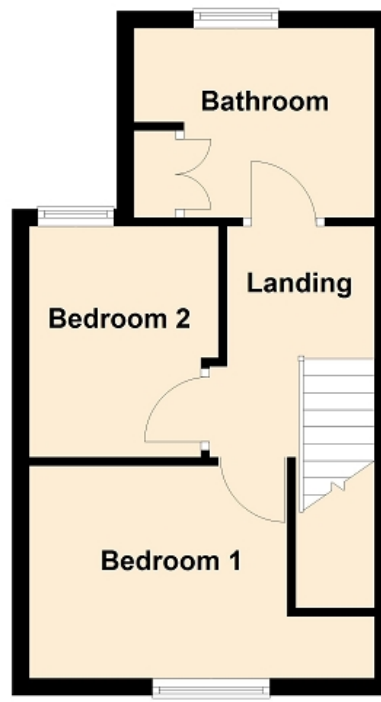
Band B



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.