

2 Austin Avenue
Bridgend
Bridgend County
CF31 1ND

Guide Price £185,000



- Three Bedroom End Terrace
- Two Reception Rooms
- Kitchen/Diner
- Family Bathroom
- Enclosed Rear Garden
- Off Road Parking
- No Onward Chain
- Leasehold - 999 years from 1935
- Close Proximity to POW
- Good Transport Links

Ref: PRA10965

Viewing Instructions: Strictly By Appointment Only



General Description

Daniel Matthew are pleased to offer for sale this three bedroom end terrace property leasehold property situated within close proximity to the Princess of Wales Hospital. Comprising porch, two reception rooms and kitchen/diner to the ground floor. To the first floor three bedrooms and family bathroom. Further benefits include off road parking to front and enclosed rear garden to rear. Offered with NO ONWARD chain. Lease remaining 999years from 1935. Call our team to arrange your appointment 01656 750764.

Accommodation



Entrance

Enter via UPVC double glazed door to porch which leads to hallway. Comprising plain ceiling, plain walls, carpet flooring, radiator, stairs to first floor, doors leading to ground floor rooms.



Reception Room One (11' 06" x 9' 11") or (3.51m x 3.02m)

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



Reception Room Two (16' 01" x 12' 11") or (4.90m x 3.94m)

Plain ceiling, plain walls, carpet flooring, radiator, understairs storage cupboard, arch to kitchen/diner



Kitchen/ Diner (16' 06" x 9' 05") or (5.03m x 2.87m)

Two UPVC double glazed window to rear aspect, UPVC double glazed door leading to rear garden. Matching wall and base units, stainless steel sink/drainage, integrated hob and oven, plumbing for washing machine, space for fridge/freezer. Plain ceiling, plain walls with tiled splashback, tiled flooring, radiator.

Landing

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



Bedroom One (12' 11" x 11' 06") or (3.94m x 3.51m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, carpet flooring, radiator, built in cupboards housing combi boiler.



Bedroom Two (10' 02" x 9' 11") or (3.10m x 3.02m)

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



Bedroom Three (7' 06" x 5' 06") or (2.29m x 1.68m)

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



Bathroom

UPVC double glazed obscured window to rear aspect, plain ceiling, plain walls with tiled splashback, low level WC, pedestal wash hand basin, panelled bath with shower over, tiled flooring.



Outside

Front - Wall boundaries, off road parking.

Rear - Fenced boundaries, laid to lawn, patio area, brick built storage outbuilding.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Leasehold

Length of lease: 999 years from 1935.

Ground Rent

£2.50p/a

Council Tax

Band C



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.