

42 Cheltenham Terrace Bridgend CF31 3AH

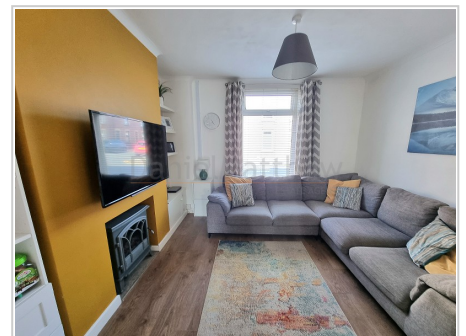
£185,000



- MID TERRACE PROPERTY
- TWO BEDROOMS
- DINING ROOM OPENING INTO LOUNGE
- MODERN KITCHEN
- LARGE MODERN BATHROOM
- LOW MAINTENANCE REAR GARDEN
- IDEAL PURCHASE FOR FIRST TIME BUYERS
- CLOSE TO BRIDGEND TOWN CENTRE AND PUBLIC TRANSPORT
- CLOSE TO LOCAL AMENITIES & SCHOOLS
- CALL TODAY TO ARRANGE YOUR VIEWING ON 01656 750764

Ref: PRA11040

Viewing Instructions: Strictly By Appointment Only



General Description

****TWO DOUBLE BEDROOM, MID TERRACE IMMACULATE THROUGHOUT **** Daniel Matthew Estate Agents are delighted to offer to the market this two double bedroom mid terrace property situated within walking distance to Bridgend Town Centre, an ideal home for first time buyers/investors. Property comprises to the ground floor hallway, spacious dining room opening into lounge and modern kitchen. To the first floor two double bedrooms and large modern bathroom. Further benefits low maintenance rear garden with lane access, permit parking space to the front and close to local amenities, great school catchments and public transport links. Viewing's are highly recommended, please contact a member of our team today on 01656 750764.

Accommodation



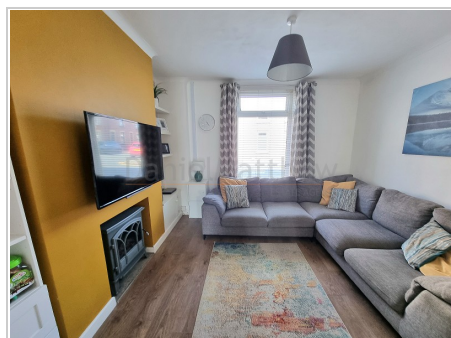
Hallway

Enter via UPVC double glazed obscured door into hallway, plain ceiling, plain walls with one featured papered wall, laminate flooring, staircase leading to first floor, electric consumer unit, door leading into;-



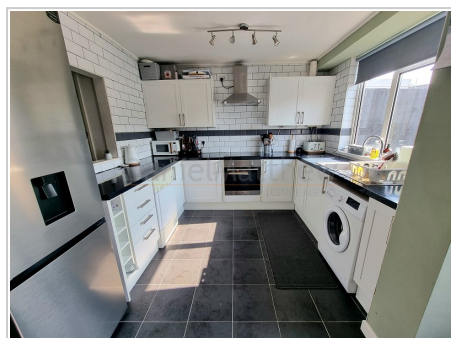
Dining Room (12' 0" x 11' 4") or (3.67m x 3.45m)

Plain ceiling with coving, plain walls, laminate flooring, radiator, understairs storage cupboard, archway leading into lounge, door leading into kitchen.



Lounge (11' 8" x 10' 10") or (3.56m x 3.29m)

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



Kitchen (13' 10" x 9' 7") or (4.21m x 2.92m)

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



Landing

Plain ceiling, loft access, plain walls with one featured papered walls, storage cupboard, doors leading to all first floor rooms.



Bathroom (9' 7" x 8' 2") or (2.93m x 2.48m)

UPVC double glazed obscured window to rear aspect, plain ceiling, plain walls, tiled splashback, vinyl flooring, three piece suite comprising low level WC, floating wash hand basin inset into vanity unit, tiled bath with mixer tap and electric overhead shower, radiator.



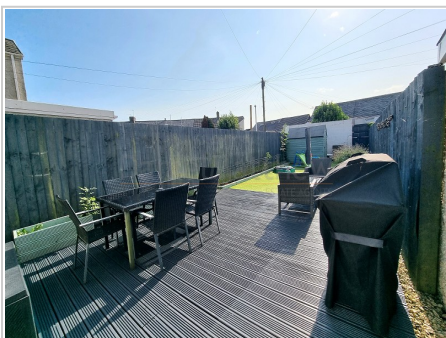
Bedroom One (15' 3" x 11' 1") or (4.65m x 3.39m)

Two UPVC double glazed window to front aspect, plain ceiling, plain walls with one featured papered wall, fitted carpet, radiator.



Bedroom Two (11' 3" x 9' 7") or (3.44m x 2.93m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, fitted carpet, radiator, storage cupboard housing combination boiler.



Outside

Front - Permit parking only (applied for via council)

Rear - Fenced boundaries, rear gate access, low maintenance rear garden, ideal for hosting family/friends, decking area, artificial grass area.

Services

Mains electricity, mains water, mains gas, mains drainage

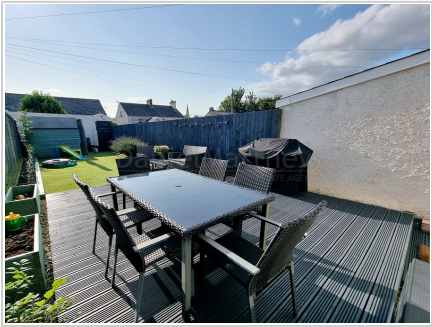
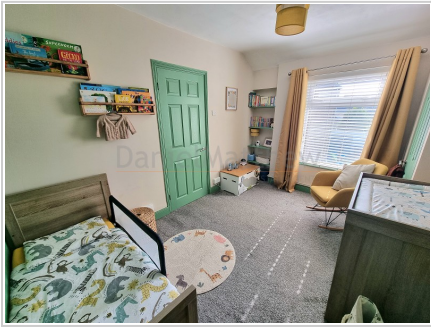
EPC Rating: D58

Tenure

We are informed that the tenure is Freehold

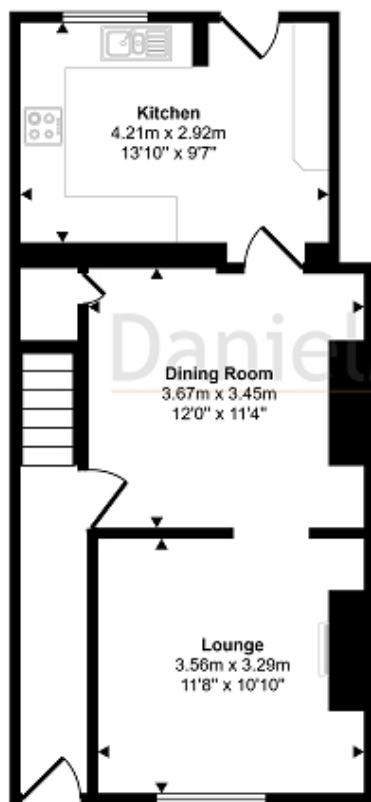
Council Tax

Band C

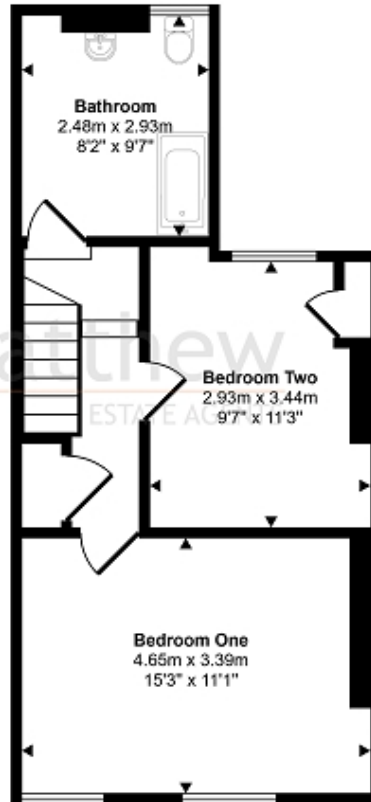




Approx Gross Internal Area
87 sq m / 937 sq ft



Ground Floor
Approx 46 sq m / 493 sq ft



First Floor
Approx 41 sq m / 444 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

