



23, Cheltenham Terrace
Bridgend, CF31 3AH

Watts
& Morgan

23 Cheltenham Terrace

Bridgend CF31 3AH

£135,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A three double bedroom mid-terraced property situated in a popular location in Bridgend just a short walk from Bridgend Town Centre with local shops, amenities, schools and transport links. Being sold with no onward chain. The property comprises of an entrance hall, lounge, dining room, kitchen, bathroom. First floor three double bedrooms. Externally offering permit on-road parking to the front, rear garden, garage and outdoor store. Chain Free.

Directions

* Bridgend town centre - 0.5 Miles * Cardiff - 22.0 Miles *
J36 of the M4 - 4.0 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Accessed via a PVC door into the entrance hallway with carpeted flooring and all doors lead off. The living room to the front of the property benefits from carpeted flooring and windows overlooking the front.

The dining room is a great size second reception room with carpeted flooring, central feature fireplace with surround and window to the rear. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over. There is a PVC door leading out to the rear garden, vinyl flooring and tiled splashbacks. There is built-in understairs storage cupboard and space for freestanding appliances there is a stainless steel sink with drainer and a window to the side. The ground floor bathroom is fitted with a 2-piece suite comprising of a bath with overhead shower and wash-hand basin with tiling to the walls, vinyl flooring and a window to the rear. The WC is separate.

The first floor landing offers carpeted flooring and access to the loft hatch. Bedroom one is a spacious double bedroom with two sets of windows to the front with carpeted flooring. Bedroom two is a second double bedroom with carpeted flooring, window to the rear, built-in storage cupboard housing the new gas combination boiler. Bedroom three is a third double bedroom with carpeted flooring, window to the rear and is fitted with a WC and wash-hand basin with tiled splashback.

GARDENS AND GROUNDS

Approached off Cheltenham Terrace No.23 there is on road parking to the front. The property benefits from rear lane access with a single garage with an electric fob controlled door, there is a further generous outdoor store. The rear garden has a paved pathway and the remainder is laid to lawn.

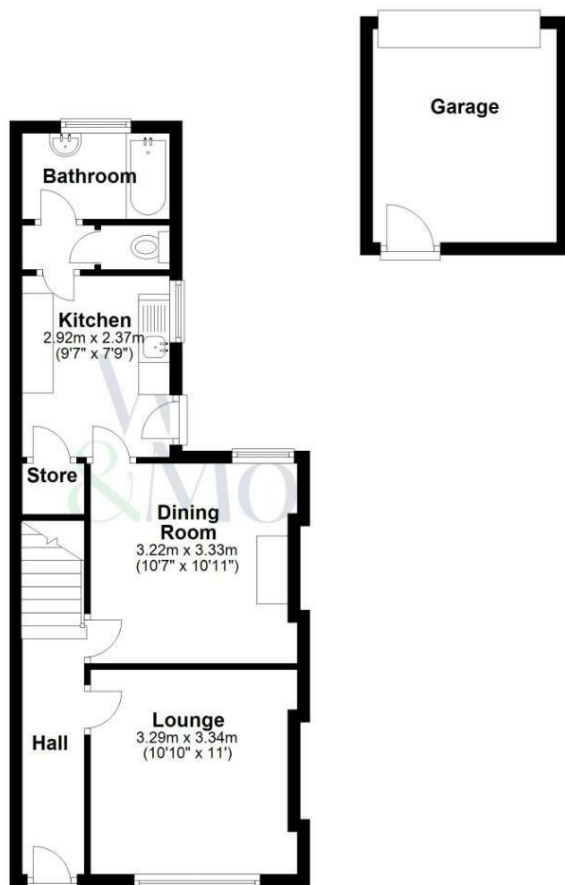
ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "D". Council Tax Band "C".



Ground Floor

Approx. 41.4 sq. metres (445.3 sq. feet)



Garage

First Floor

Approx. 35.6 sq. metres (383.1 sq. feet)



Total area: approx. 77.0 sq. metres (828.4 sq. feet)

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		78
		64
England & Wales		EU Directive 2002/91/EC



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