42, Rhodfa Bryn Castell

Bridgend, CF31 4PB

Watts & Morgan

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£199,950 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A lovely 2 bedroom mid terraced property situated in a popular location in Bridgend. The property is conveniently located just a short walk from local shops and amenities and within walking distance of multiple local schools. Just a short walk from Bridgend town centre and nearby for convenient M4 access to J36. The property comprises an entrance hallway, downstairs WC, a spacious living room and kitchen with access to the rear garden. To the first floor, 2 great sized bedrooms and a family bathroom with shower over bath. Externally, the property offers an enclosed private rear garden. Off road driveway parking to the front for 2 cars.

Directions

* Bridgend Town Centre - 1.4 Miles * Cardiff City Centre - 26 Miles * J36 of the M4 - 3.7 Miles

Your local office: Bridgend
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Summary of Accommodation

ABOUT THE PROPERTY

The property is accessed via a uPVC front door leading into the entrance hallway, finished with vinyl flooring and a carpeted staircase rising to the first floor.

The ground floor WC benefits from vinyl flooring and a front facing window, and is fitted with a 2 piece suite, which includes a wash hand basin and WC.

Positioned at the front of the property is the spacious living room which benefits from carpeted flooring and a large front-facing window that allows an abundance of natural light to fill the space.

To the rear of the property, the kitchen is fitted with vinyl flooring and enjoys views over the garden through a rear-facing window as well as providing access to the rear garden through patio doors. The kitchen offers a modern range of coordinating wall and base units with complementary work surfaces, along with space and plumbing for a fridge/freezer and washing machine.

To the first floor, the carpeted landing leads to two generously sized bedrooms and the family bathroom.

Bedroom one is a spacious double room situated at the rear, featuring carpeted flooring and a large rear-facing window.

The family bathroom includes vinyl flooring and a three-piece suite comprising a bath with shower over, WC, and wash hand basin.

Bedroom two is another generous double room located at the front of the property, with carpeted flooring and 2 front-facing windows as well as a convenient storage cupboard.

GARDENS AND GROUNDS

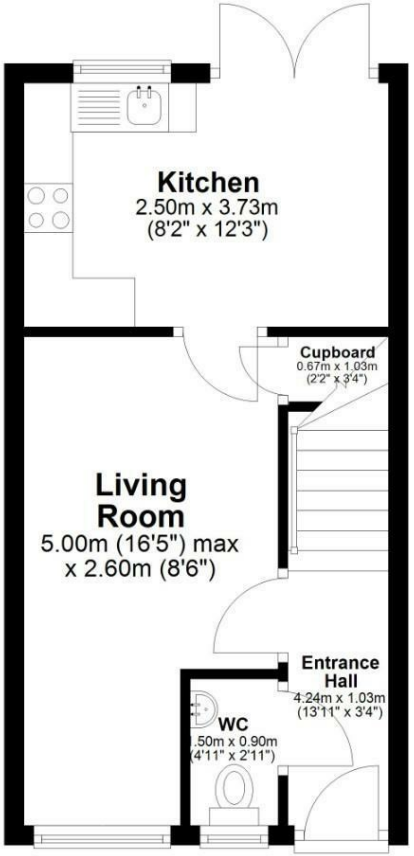
Approached off Rhodfa Bryn Castell, number 42 enjoys off road parking to the front of the property, with 2 parking spaces allocated. The property benefits from a fully enclosed private rear garden with a combination of patio and lawn, all bordered by secure fencing.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; ‘B’. Council Tax is Band 'C'. Management charge of £85 per annum.

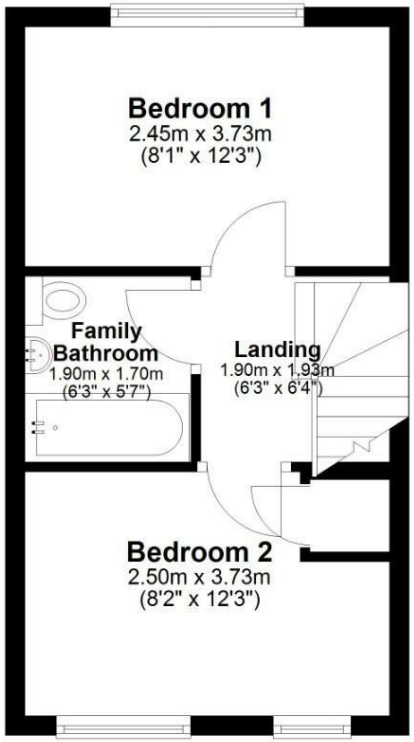
Ground Floor

Approx. 28.3 sq. metres (304.8 sq. feet)



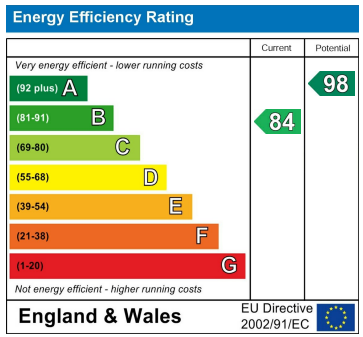
First Floor

Approx. 26.3 sq. metres (282.8 sq. feet)



Total area: approx. 54.6 sq. metres (587.6 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.



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