



3, Cheltenham Terrace  
Bridgend, CF31 3AH

Watts  
& Morgan







# 3, Cheltenham Terrace

Bridgend CF31 3AH

**£199,995 Freehold**

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A renovated 3 bedroom mid-terrace property with two generous reception rooms situated within walking distance of Bridgend Town Centre. Situated in a popular location within walking distance of local shops, schools and transport links and just a short drive from J36 of the M4 motorway.

This well presented accommodation comprises; entrance hall, lounge, sitting/dining room, kitchen/breakfast room and ground floor WC. First floor; 2 double bedrooms, 1 single and a bathroom. Externally offering permit on-road parking to the front, secured off-road parking to the rear and enclosed rear garden. Being sold with no onward chain.

## Directions

\* Bridgend town centre- 0.2 Miles \* J36 of the M4 -3.5 Miles  
\* Cardiff - 18.0 Miles

**Your local office: Bridgend**

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a PVC front door into the entrance hallway with laminate flooring and all doors lead off. The living room, to the front of the property, is a great sized reception room with laminate flooring and windows to the front.

The sitting/dining room is a versatile second reception room with built-in understairs storage cupboard, laminate flooring and access into the kitchen/breakfast room.

The kitchen/breakfast room has been fitted with a modern range of coordinating shaker style wall and base units with complementary work surfaces over and recessed spotlighting. Benefitting from high gloss tiled flooring, tiled splash-backs, a PVC door opening out to the rear garden and a bespoke built-in breakfast bar area with space for high stools. Integrated appliances include; 4-ring gas hob with oven, grill and extractor hood over. Space is provided for a freestanding fridge/freezer, washing machine and dishwasher. The ground floor WC is fitted with a 2-piece suite comprising of a WC and a wash hand basin with tiled flooring and tiled splash-backs.

The first floor landing offers carpeted flooring and access to the loft hatch. Bedroom One is a double bedroom with laminate flooring and a window to the front. Bedroom Two is a second double bedroom with laminate flooring and a window to the rear. The third bedroom is a single room with laminate flooring and a window to the front. The bathroom is fitted with a 3-piece suite comprising of a panelled bath with over-head shower, WC and a wash hand basin with a built-in storage cupboard housing the gas boiler. With vinyl flooring, partially tiled walls and a window to the side.

### GARDENS AND GROUNDS

Approached off Cheltenham Terrace, no. 3 benefits from permit on-road parking to the front and rear lane access with electric shutter door opening out onto a hardstanding with secured off-road parking. The rear garden is fully enclosed predominantly laid with patio and artificial grass; ideal for outdoor furniture.

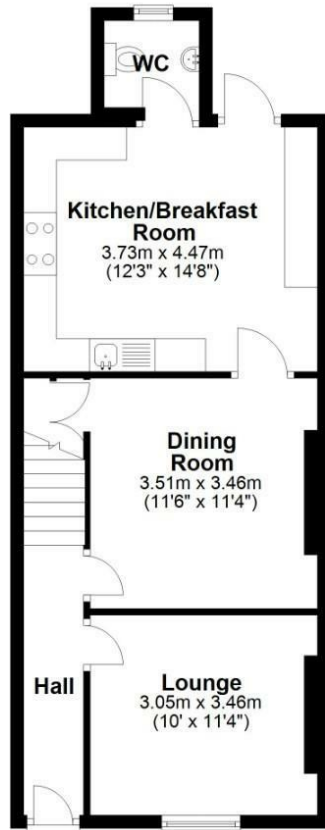
### ADDITIONAL INFORMATION

Freehold. All mains connected. EPC Rating; 'TBC'. Council Tax is Band 'C'.



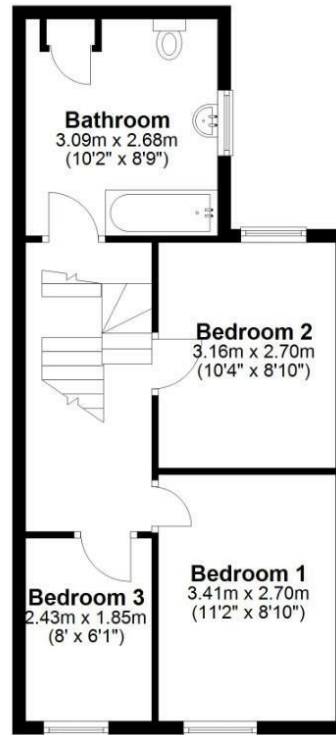
## Ground Floor

Approx. 49.3 sq. metres (530.6 sq. feet)

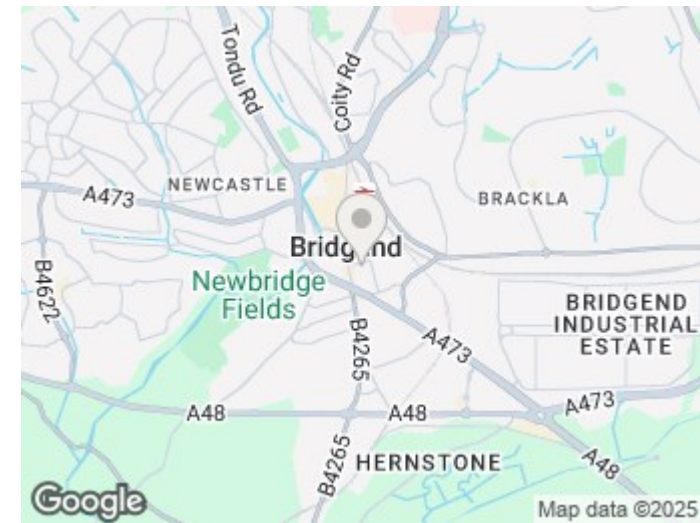



## First Floor

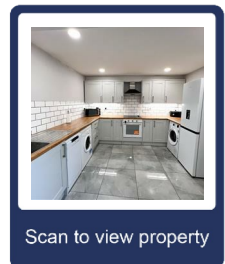
Approx. 40.1 sq. metres (432.1 sq. feet)



Total area: approx. 89.4 sq. metres (962.6 sq. feet)



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



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