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5 Cheltenham
Terrace
Bridgend, CF31 3AH

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5 Cheltenham Terrace

Asking price **£190,000**

Ideally positioned in the heart of Bridgend Town Centre, just moments from shops, leisure facilities and the railway station, this generously proportioned three bedroom mid terrace property offers versatile living space, a double garage to the rear and a convenient, low maintenance lifestyle.

Three double bedrooms

Spacious open plan lounge/diner

Bespoke solid wood kitchen with adjoining sun room

Modern ground floor bathroom

Gas central heating & full PVCu double glazing

Low maintenance rear garden

Double garage with roller shutter door

Prime town centre location, ideal for rail commuters

Viewings highly recommended





The property is entered via a PVCu double glazed door into a porch with door to the entrance hallway featuring character Welsh slate flooring and flows directly into a bright open plan lounge/diner.

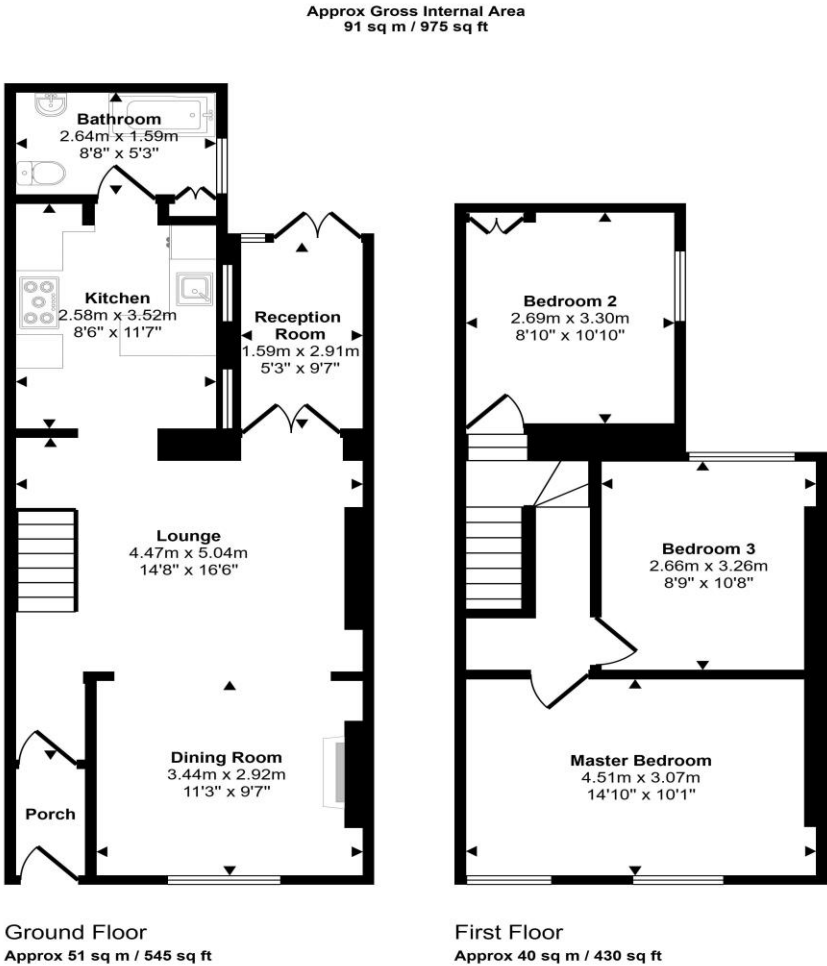
The lounge area enjoys a front facing PVCu window, solid wood flooring and a feature fireplace, while French doors open into the rear sun room. The bespoke solid wood

kitchen is fitted with a matching range of base and eye level units topped with coordinating work surfaces and comprises of a sunken sink, space for a range cooker with extractor above, plumbing for an American style fridge freezer and tiled flooring that continues through to the ground floor bathroom. The bathroom is fitted with a three piece suite comprising of a panel bath, wash hand basin and WC,

complemented by flagstone flooring, a chrome heated towel rail and a side aspect window. The sun room, constructed in PVCu with a polycarbonate roof, benefits from vinyl flooring and French doors opening to the rear patio garden.

To the first floor, the landing gives access to three well-proportioned double bedrooms, bedroom one and three have PVCu double glazed windows and bedroom two has a single glazed wood frame window.

Externally, the enclosed rear garden is designed for easy upkeep with paved patio and raised borders, and enjoys direct access to a double garage complete with wooden bi-fold doors to the rear lane—ideal for secure parking or additional storage.



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.





Tenure

Freehold

Services

All mains services
Council Tax Band C
EPC Rating

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

AWAITING EPC

Directions

From our Bridgend office (CF31?1LH) on Derwen Road, head south onto Nolton Street and continue as it becomes Brackla Street. Turn right onto Tremains Road (B4181), then right again onto Coychurch Road. After 0.1?miles turn right onto South Place, then left into Suffolk Street; follow the bend as Suffolk Street becomes Cheltenham Terrace—the property will be on the left.

Viewing strictly by appointment
through Herbert R Thomas

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