



71 Pwllgath Street, Bridgend, CF33 6ET

£130,000

We are delighted to offer For Sale this three bedroom terraced property, ideal for investors or buyers looking for their next /first home. Located in the heart of Kenfig Hill, this terraced house offers a wonderful opportunity to become part of a vibrant community. Only a short drive from the seaside resort of Porthcawl and within easy access of the motorway making this ideal for commuting along the M4 corridor. Enjoy the local amenities, schools, and parks that make this area a fantastic place to call home. The accommodation briefly comprises a porch, hallway, dining room, lounge, conservatory, kitchen and shower room to the ground floor. Landing and three bedrooms to the first floor. The property further benefits from uPVC double glazing, gas central heating via combination boiler, enclosed rear garden and garage with workshop space to the rear. Sold with no on-going chain

Tenure = Freehold (to be confirmed by a legal representative)

EPC Rating = D.

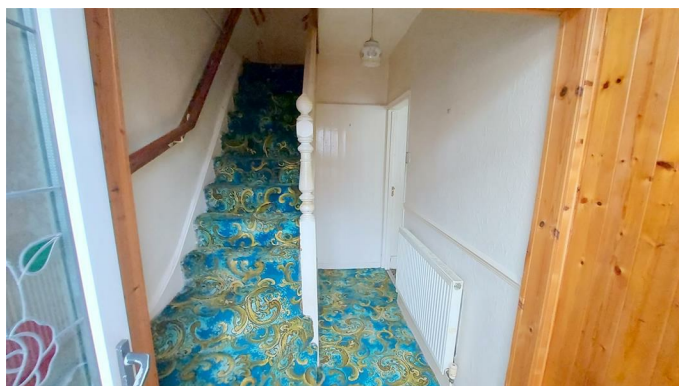
Council Tax Band = B.

Ground Floor

Porch

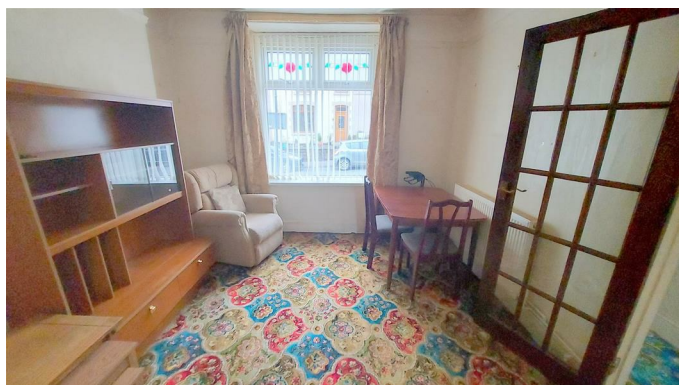
Entry via a uPVC double glazed door. Textured ceiling, tongue and grooved walls, fitted carpet, opening to:

Entrance Hall



Papered ceiling and walls, fitted carpet, radiator, carpeted stairs to first floor and door to:

Dining Room 10'9" x 10'2" (3.3 x 3.1)



Textured ceiling, papered walls, fitted carpet, radiator, uPVC double glazed window to front and archway to:

Lounge 15'5" x 11'1" (4.7 x 3.4)



Papered ceiling and walls, fitted carpet, radiator, wall mounted pebble effect electric fire, under stairs storage cupboard, uPVC double glazed french doors to conservatory and door to:

Kitchen 13'1" x 7'6" (4.0 x 2.3)



Tongue and grooved ceiling, skimmed and tiled walls, wood effect vinyl flooring, radiator, uPVC double glazed window to side, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drain, space for washing machine and cooker, wall mounted gas combination boiler and door to:

Conservatory 13'1" x 6'10" (4.0 x 2.1)



Polycarbonate roof, skimmed walls, fitted carpet, radiator and uPVC double glazed french doors to rear.

Inner Hall

Skimmed ceiling and walls, wood effect vinyl flooring, uPVC double glazed door to rear and door to:

Shower Room 7'6" x 5'2" (2.3 x 1.6)



Tongue and grooved ceiling, tongue and grooved and tiled walls, wood effect vinyl flooring, radiator,

uPVC double glazed window with obscured glass to side, a three piece suite comprising a shower cubicle, low level W.C and pedestal wash hand basin.

First Floor

Landing

Papered ceiling and walls, fitted carpet and three doors off.

Bedroom One 16'0" x 10'2" (4.9 x 3.1)



Papered ceiling and walls, fitted carpet, radiator and two uPVC double glazed windows to front.

Bedroom Two 10'9" x 8'2" (3.3 x 2.5)



Skimmed ceiling, papered walls, fitted carpet, radiator, storage cupboard and uPVC double glazed window to rear.

Bedroom Three 7'10" x 7'6" (2.4 x 2.3)



Skimmed ceiling with loft access, papered walls, fitted carpet, radiator and uPVC double glazed window to rear.

Outside

Front Garden



A forecourt laid to patio with three steps to front entrance.

Rear Garden



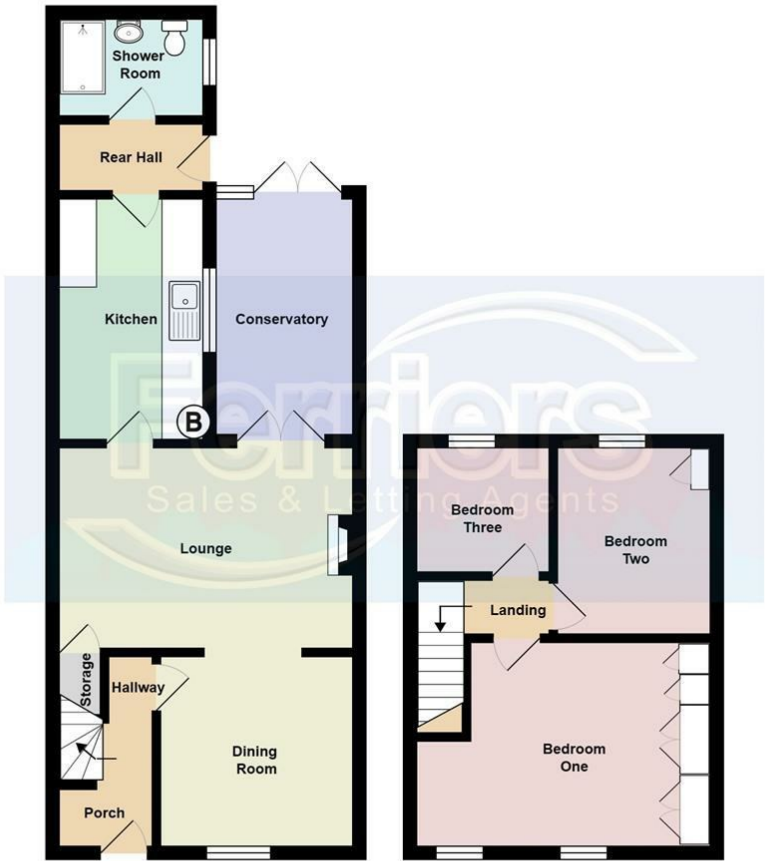
Garden laid to patio with raised beds, bordered with block walls and door to garage.

Garage 16'4" x 15'5" (5.0 x 4.7)

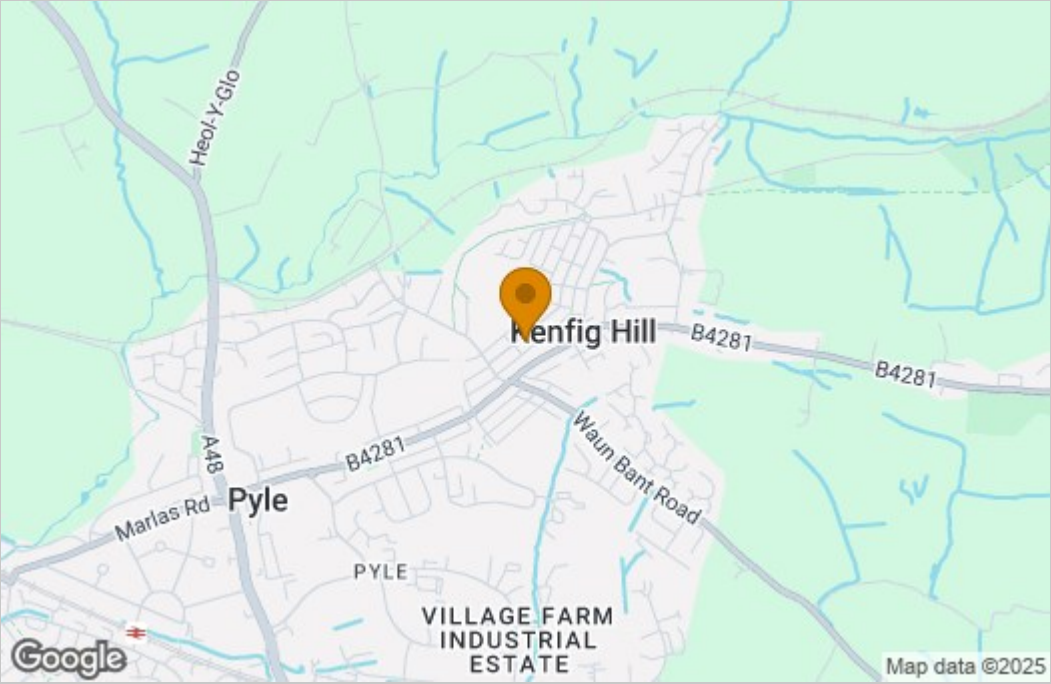


A space suitable for a vehicle with access via up and over door and opening to further area which has been utilized as a workshop with a separate uPVC double glazed door offering rear access. Garage has power points and lighting.

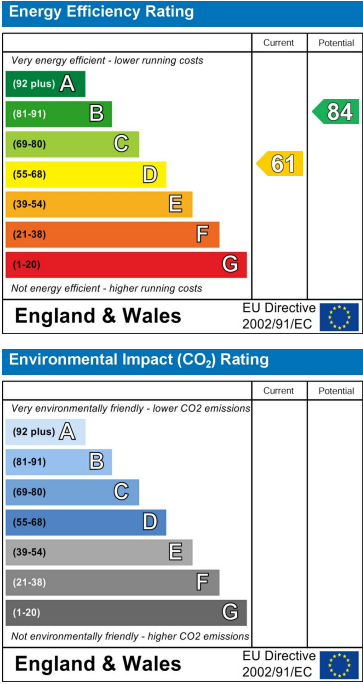
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.