

33 Newbridge Gardens
Bridgend
Bridgend County
CF31 3PB

£410,000



- Well Presented Traditional Semi Detached Property
- Three Receptions Rooms
- Downstairs Cloakroom / WC
- Three Double Bedrooms
- Well Proportioned Fitted Kitchen with Appliances
- Generous Driveway To Detached Garage
- Four Piece Bathroom Suite
- Sought After Location Overlooking Newbridge Fields

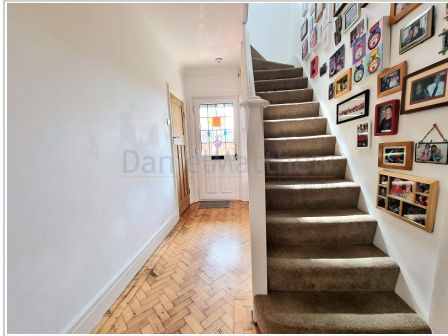
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Viewing Instructions: Strictly By Appointment Only

General Description

Daniel Matthew are pleased to offer for sale this substantial three double bedroom semi detached property overlooking Newbridge fields, situated in a very well regarded residential area and within walking distance to the Town Centre. The property benefits from an enclosed well presented rear garden, the front is gated and a generous size with a long driveway leading to a detached garage. Accommodation comprises: Entrance hallway, three reception rooms, cloakroom/wc and fitted kitchen with integrated appliances. First floor: Three double bedrooms and a four piece bathroom suite. This is an opportunity to purchase a traditional 1930's well presented semi detached property in a quiet sought after location. Call 01656 750764 to arrange an appointment to view. LONG LEASE 989 YEARS LEFT

Accommodation



Entrance Hallway

Entrance via a uPVC door into an impressive hallway. Stain glass window to the side. Skimmed walls and ceiling, original parquet wood block flooring and a carpeted staircase to the first floor.



Cloakroom/w.c

The Cloakroom has been fitted with a two piece suite in white comprising of a WC and wall mounted sink with window to the side.



Sitting room (12' 11" x 12' 2") or (3.94m x 3.71m)

Situated to the front of the property with a walk in uPVC bay window. Continuation of the parquet flooring. Vertical radiator. Skimmed walls and ceiling.



Lounge (13' 5" x 12' 2") or (4.08m x 3.72m)

The lounge is a spacious reception room offering original parquet flooring and a central feature wood burner set on a slate hearth. Further benefits from a large feature window to the front overlooking the garden. Skimmed walls and ceiling. Modern vertical radiator.



Dining Room (17' 8" x 11' 1") or (5.38m x 3.39m)

This versatile dining area is a spacious room with ample space for a 6-8 seater dining table and chairs. Mosaic tiled flooring, built in storage cupboards. Skimmed and coved ceiling. Radiator. French door leading onto the rear garden patio area.



Kitchen (13' 5" x 12' 2") or (4.08m x 3.72m)

The kitchen is situated at the rear of the property and benefits from a comprehensively fitted kitchen with a range of wall and base units to include inset draws with a complimentary quartz work surface, sink and mixer taps. Integral appliances to remain include freestanding electric double oven, grill and 5 ring gas hob with stainless steel extractor fan, washing machine, dishwasher, tumble dryer and fridge. There is a combination boiler housed within one of the cupboards. The kitchen further benefits from mosaic tiled flooring, windows to the rear and side. Skimmed ceiling with down lights. Door leading out onto the rear garden.

Landing

First floor landing offers carpeted flooring, a feature stained glass window to the side and access to the loft which is part boarded with a loft ladder. Skimmed walls and ceiling. Airing cupboard.



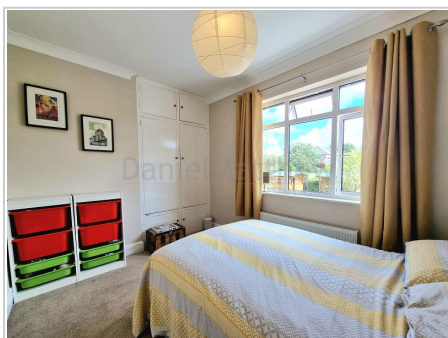
Bedroom One (13' 3" x 12' 2") or (4.05m x 3.72m)

The master bedroom is situated to the front of the property and is a generous sized double room with carpeted flooring and uPVC window to the front with radiator under. Skimmed and coved ceiling.



Bedroom Two (13' 0" x 12' 1") or (3.96m x 3.69m)

A further double bedroom situated to the front of the property with walk in bay window and radiator under. Skimmed and coved ceiling. Fitted carpets. Pleasant views over looking Newbridge fields.



Bedroom Three (11' 0" x 8' 5") or (3.35m x 2.56m)

This double bedroom is situated to the rear of the property with a double glazed window with a radiator under over looking the rear garden. Built in storage cupboard. Skimmed and coved ceiling. Fitted carpets.



Bathroom (12' 2" x 5' 7") or (3.70m x 1.70m)

The family bathroom has skimmed walls and ceiling with down lights. Fitted with a 4 piece contemporary suite with separate walk in shower cubicle, pedestal wash hand basin, WC with and freestanding bath tub. The bathroom further benefits from windows, tiling to splash back areas and ceramic tiled flooring with a chrome towel radiator.



Garden

The rear garden is spacious and fully enclosed. It is laid to lawn with mature trees and shrubs within. A large porcelain patio area ideal for outdoor furniture. The rear garden provides access onto the driveway and the single detached garage.

The front of the property is gated and accessed off Newbridge Gardens onto a private driveway with generous off-road parking. The front garden is laid to lawn and offers a small patio area with views over Newbridge Fields.

Services

Mains electricity, mains water, mains gas, mains drainage.
Virgin Media Broadband LEASE 989 YEARS

Tenure

We are informed that the tenure is Leasehold

Length of lease: 990 years.

Ground Rent

£13.00 per annum

Service Charge

Council Tax

Band F

Deposit: £0.00





Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.