

80 Grove Road
Bridgend
CF31 3EF

£228,000



- EXTENDED MID TERRACE PROPERTY
 - THREE BEDROOMS
 - TWO RECEPTION ROOMS
 - KITCHEN/FAMILY ROOM
 - REAR GARDEN
 - LARGE GARAGE
 - NO CHAIN
 - DOWNSTAIRS SHOWER ROOM
 - CLOSE TO LOCAL AMENITIES
 - HIGHLY RECOMMENDED FOR VIEWINGS, PLEASE CALL 01656 750764
- Ref: PRA10696**

Viewing Instructions: Strictly By Appointment Only

General Description

**** NO ONGOING CHAIN, IN NEED OF MODERNISATION **** Daniel Matthew Estate Agents are pleased to offer for sale this extended mid terrace property, situated in the sought after south side of Bridgend. Property comprises to the ground floor, hallway, open plan lounge/diner, kitchen/family room and a further reception room leading to the downstairs shower room. To the first floor three bedrooms and family bathroom. Further benefits are front garden and enclosed rear garden leading to large garage, property is close to the town centre, Bridgend train station and Newbridge playing fields. Property is being sold with on going chain, Viewing's are highly recommended to appreciate size, please call a member of our team on 01656 750764.

Accommodation



Hallway

Enter via UPVC double glazed obscured door leading into hallway, textured ceiling with coving, papered walls and dado rail, fitted carpet, radiator, staircase leading to first floor with space underneath staircase, doors leading into;-



Lounge/Diner (22' 08" x 12' 01") or (6.91m x 3.68m)

UPVC double glazed bay window to front aspect, wooden bay window to rear aspect, textured ceiling with coving, papered walls, fitted carpet, gas fire place (not in use) storage cupboard housing gas metre, two radiators, wooden flooring to dining area.



Kitchen/Diner/Family Room (18' 08" x 12' 06") or (5.69m x 3.81m)

Steps leading down into Kitchen/Family Room, Two UPVC double glazed windows to side and rear aspect, textured ceiling with coving, papered walls, fitted carpet to family room, gas fire place with back boiler, breakfast bar, vinyl flooring to kitchen area, A range of matching wall and base units with complimentary work surfaces, tiled splashback, one and a half bowl sink with drainer and mixer tap, electric oven with four ring gas hob and extractor fan, space for fridge/freezer, integrated dishwasher.



Second Reception Room (12' 08" x 6' 06") or (3.86m x 1.98m)

UPVC double glazed window to side aspect, UPVC double glazed door leading to rear garden, papered walls with dado rail, tiled flooring, wall mounted electric heater, door leading into;-



Downstairs Shower Room (6' 07" x 4' 08") or (2.01m x 1.42m)

UPVC double glazed window to rear aspect, papered ceiling, papered walls with dado rail, tiled flooring, three piece suite comprising low level WC, floating wash hand basin, walk in shower cubicle with electric over head shower.



Landing

Textured ceiling with coving, papered walls with dado rail, fitted carpet, doors leading into;-



Bathroom (8' 05" x 5' 05"Max Max) or (2.57m x 1.65m Max)

UPVC double glazed obscured window to side aspect, papered ceiling, partially papered and tiled walls, fitted carpet, four piece suite comprising low level WC, floating wash hand basin set into vanity unit, panelled bath with mixer tap and bidet, radiator.



Bedroom One (15' 05" x 10' 01") or (4.70m x 3.07m)

Two UPVC double glazed windows to front aspect, papered ceiling with coving, papered walls, fitted carpet, radiator, built in fitted wardrobes.



Bedroom Two (12' 03" Max x 9' 02") or (3.73m Max x 2.79m)

UPVC double glazed window to rear aspect, papered ceiling with coving, papered walls, fitted carpet, radiator, built in fitted wardrobes.



Bedroom Three (8' 06" x 7' 08") or (2.59m x 2.34m)

UPVC double glazed window to rear aspect, papered ceiling, papered walls, fitted carpet, airing cupboard housing water tank, radiator.



Outside

Front - Brick wall boundaries, enter via iron gate, pathway leading to front door, mature hedges, area of chippings.

Rear - Brick and fenced boundaries, patio area, area of chippings with mature plants, shrubs, pathway leading to rear garden with large garage to the rear which has been separated into 3 areas.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D





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.