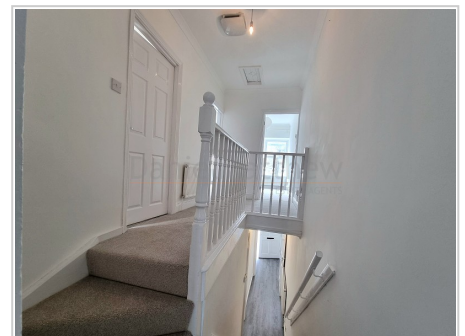


4 Green Street  
Bridgend  
Bridgend County  
CF31 1HF

£149,950



- Stone Fronted Refurbished Three Bedroom Property
- Spacious Through Lounge / Dining Room
- Newly Fitted Contemporary Kitchen
- Generous Classy Bathroom Suite With Shower
- Court Yard To Rear
- Walking Distance to Town, Train Station & Hospital
- Easy Access To Junction 36 of M4
- Ideal Purchase for First Time Buyer Or Investor
- OFFERED WITH NO GOING CHAIN



**Ref: PRA10959**

**Viewing Instructions: Strictly By Appointment Only**

## General Description

\*\*\*\*OFFERED WITH NO ONGOING CHAIN \*\*\*\* Daniel Matthew are pleased to offer for sale this stylish refurbished, stone fronted three bedroom mid terrace property ready to move into and well presented throughout. Comprising entrance hallway, spacious through lounge / dining room with plenty of natural light and newly fitted contemporary kitchen. To the first floor, three bedrooms and upgraded modern beautiful bathroom suite. Court yard to rear with storage area. Easy access to the M4 at junction 36 and schools. Walking distance to town, train station and Princess of Wales hospital. An ideal purchase for a 'first time buyer or investment buy'. Call our team today to arrange a viewing 01656 750764.

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## Accommodation

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### Entrance Hallway

Enter via front door into entrance area with door leading to hallway. Skimmed walls and ceiling with coving. Radiator. Staircase with new fitted carpets to first floor. Door leading to lounge / diner.

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### Lounge (9' 10" x 10' 11") or (3.0m x 3.34m)

Recently decorated and situated to the front of the property with UPVC double glazed window with radiator under. Skimmed walls and ceiling with coving and LVT flooring. Opening into dining room.

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### Dining Room (12' 4" x 10' 11") or (3.75m x 3.34m)

This light and airy room follows through from lounge area it has recently been decorated and situated to the rear of the property with UPVC double glazed window with radiator under. Skimmed walls and ceiling with coving and LVT flooring. Under stairs storage cupboard. Door to kitchen.

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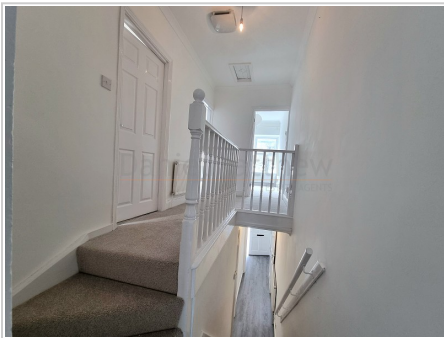


### Kitchen (10' 3" x 7' 10") or (3.13m x 2.40m)

A recently fitted modern kitchen situated to the rear with UPVC double glazed window and door to yard area. The kitchen comprises of a range of wall and base units to include inset draws with integrated electric oven and hob, coordinating work surfaces, breakfast bar and stainless steel sink with drainer, tasteful tiles to all splash back areas and LVT flooring. Plumbing and space for washing machine. Cupboard housing the central heating boiler. Skimmed ceiling with down lights. Radiator. Under stairs storage cupboard.

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## Landing

The landing has skimmed walls and ceiling with access to the loft. Fitted carpets. Doors of to all first floor rooms.



## Bedroom One (12' 5" x 8' 3") or (3.79m x 2.51m)

Situated to the front of the property with UPVC double glazed window and radiator under. Freshly decorated skimmed walls and ceiling. Newly fitted carpets.



## Bedroom Two (10' 2" x 8' 6") or (3.09m x 2.58m)

Situated to the rear of the property with UPVC double glazed window and radiator. Freshly decorated skimmed walls and ceiling. Newly fitted carpets.



## Bedroom Three (9' 5" x 5' 9") or (2.86m x 1.75m)

Situated to the front of the property with UPVC double glazed window and radiator under. Freshly decorated skimmed walls and ceiling. Newly fitted carpets.



## Bathroom (10' 3" x 7' 7") or (3.13m x 2.30m)

This elegant modern white three piece bathroom suite is situated to the rear of the property and has been recently installed and comprises of a panelled bath with screen and waterfall shower, WC and pedestal wash hand basin. Skimmed walls and ceiling with down lights. Wall mounted cupboard. UPVC double glazed window with radiator under. LVT flooring.



## Outside

A small yard which has a patio and decorative stones and storage area.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D61

## Tenure

We are informed that the tenure is Freehold

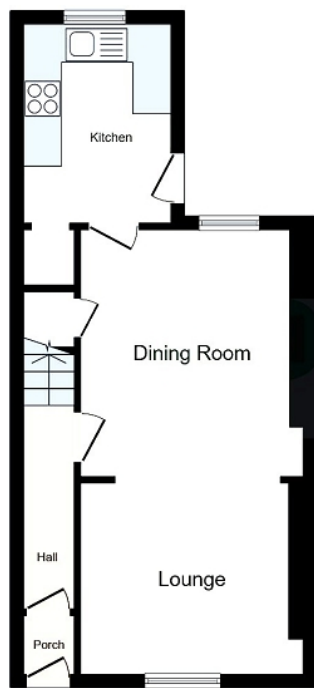
## Council Tax

Band C

Deposit: £0.00

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**Ground Floor**



**First Floor**

*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.*