



## 40 Cheltenham Terrace, Bridgend

£207,000 Freehold

NEWLY RENOVATED THREE BEDROOM TERRACE • SPACIOUS LOUNGE/DINER 22FT X 10FT WITH LOG BURNER • NEWLY RENOVATED KITCHEN WITH INTEGRATED FRIDGE/FREEZER • NEWLY RENOVATED DOWNSTAIRS BATHROOM • THREE BEDROOMS • LOCATED IN BRIDGEND TOWN, EXCELLENT TRANSPORT LINKS AND SCHOOL CATCHMENTS • SOLD WITH NO ONGOING CHAIN





"RECENTLY RENOVATED THREE BEDROOM" Daniel Matthew are pleased to offer this beautifully renovated property. Comprising hallway, lounge/diner, New kitchen and New bathroom. To the first floor three bedrooms. Further benefits rear garden with lane access. With great transport links and walking distance to local amenities. Offered with no onward chain and ideal for a first time buyer. Call our team to arrange an appointment 01656 750764.

Council Tax band: C

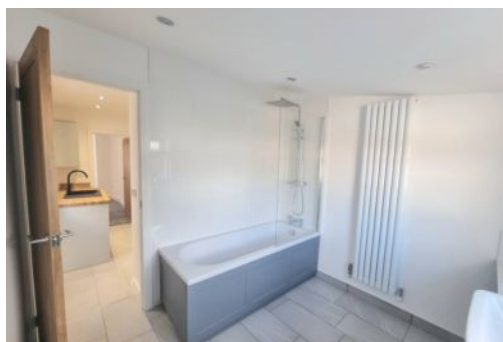
Tenure: Freehold

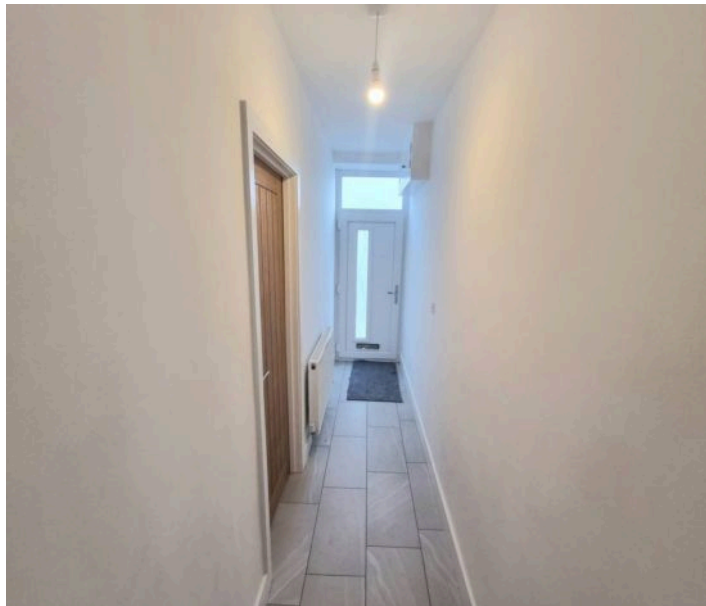
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



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### Entrance

Enter via UPVC double glazed door to hallway, plain ceiling, plain walls, tile flooring, radiator, stairs to first floor, door to lounge/diner.

### Lounge/Diner

22' 5" x 10' 9" (6.83m x 3.28m)

Dual aspect to front and rear UPVC double glazed window, plain ceiling, plain walls, newly fitted log burner, radiator, carpet flooring, understairs storage door to kitchen.

### Kitchen

9' 1" x 8' 1" (2.77m x 2.46m)

UPVC double glazed window to side aspect, plain ceiling, plain walls. Newly fitted kitchen with wall and base units, integrated fridge/freezer, induction hob/oven and extractor over, composite sink and complimentary worktops, tile flooring and a UPVC double glazed door leading to rear garden.



### Bathroom

Dual aspect to rear and side UPVC double glazed obscured window, plain ceiling, plain walls, newly fitted downstairs bathroom with vanity unit low level WC and wash hand basin, panel bath with electric shower and side glass screen, modern white upright towel radiator and tile flooring.

### Landing

Bright landing with a storage cupboard housing the boiler, plain walls, plain ceiling, carpet flooring, attic hatch and access to the first floor rooms.





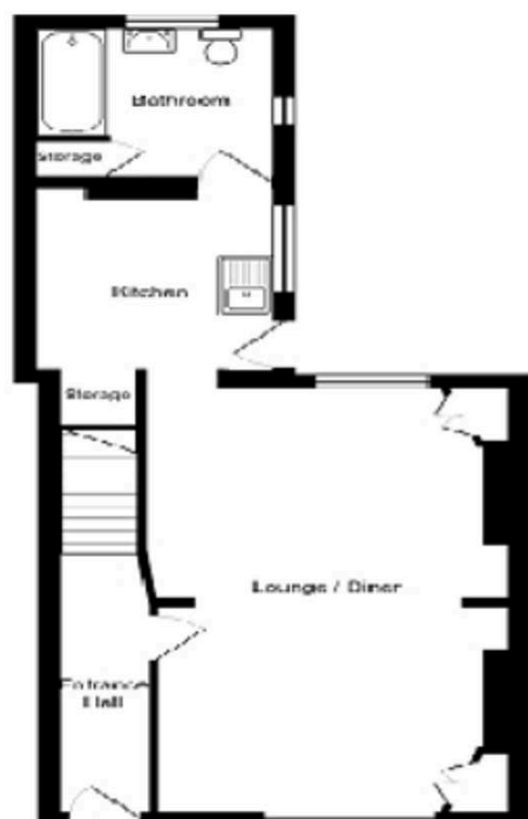
## GARDEN

Enclosed garden with hard stand area to the side, path leading along the garden, laid to lawn, fence boundary, rear gate access to the lane with space to make rear parking if needed.









GROUND FLOOR



FIRST FLOOR

