



3, Cheltenham Terrace
Bridgend, CF31 3AH

Watts
& Morgan



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£199,995 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A renovated 3 bedroom mid-terrace property with two generous reception rooms situated within walking distance of Bridgend Town Centre. Situated in a popular location within walking distance of local shops, schools and transport links and just a short drive from J36 of the M4 motorway.

This well presented accommodation comprises; entrance hall, lounge, sitting/dining room, kitchen/breakfast room and ground floor WC. First floor; 2 double bedrooms, 1 single and a bathroom. Externally offering permit on-road parking to the front, secured off-road parking to the rear and enclosed rear garden. Being sold with no onward chain.

Directions

* Bridgend town centre- 0.2 Miles * J36 of the M4 -3.5 Miles
* Cardiff - 18.0 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC front door into the entrance hallway with laminate flooring and all doors lead off. The living room, to the front of the property, is a great sized reception room with laminate flooring and windows to the front.

The sitting/dining room is a versatile second reception room with built-in understairs storage cupboard, laminate flooring and access into the kitchen/breakfast room.

The kitchen/breakfast room has been fitted with a modern range of coordinating shaker style wall and base units with complementary work surfaces over and recessed spotlighting. Benefitting from high gloss tiled flooring, tiled splash-backs, a PVC door opening out to the rear garden and a bespoke built-in breakfast bar area with space for high stools. Integrated appliances include; 4-ring gas hob with oven, grill and extractor hood over. Space is provided for a freestanding fridge/freezer, washing machine and dishwasher. The ground floor WC is fitted with a 2-piece suite comprising of a WC and a wash hand basin with tiled flooring and tiled splash-backs.

The first floor landing offers carpeted flooring and access to the loft hatch. Bedroom One is a double bedroom with laminate flooring and a window to the front. Bedroom Two is a second double bedroom with laminate flooring and a window to the rear. The third bedroom is a single room with laminate flooring and a window to the front. The bathroom is fitted with a 3-piece suite comprising of a panelled bath with over-head shower, WC and a wash hand basin with a built-in storage cupboard housing the gas boiler. With vinyl flooring, partially tiled walls and a window to the side.

GARDENS AND GROUNDS

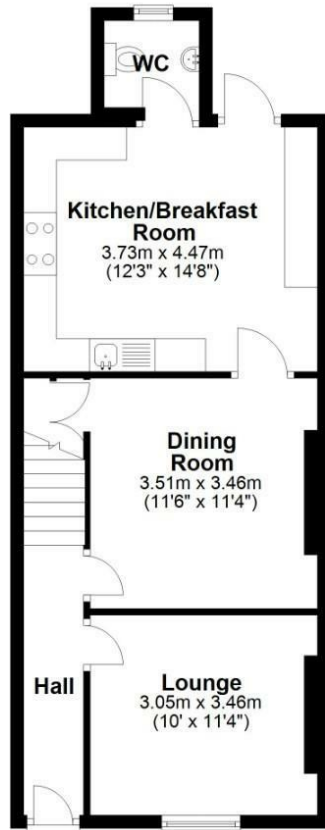
Approached off Cheltenham Terrace, no. 3 benefits from permit on-road parking to the front and rear lane access with electric shutter door opening out onto a hardstanding with secured off-road parking. The rear garden is fully enclosed predominantly laid with patio and artificial grass; ideal for outdoor furniture.

ADDITIONAL INFORMATION

Freehold. All mains connected. EPC Rating; 'D'. Council Tax is Band 'C'.

Ground Floor

Approx. 49.3 sq. metres (530.6 sq. feet)



First Floor

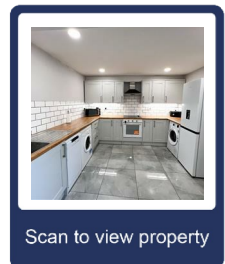
Approx. 40.1 sq. metres (432.1 sq. feet)



Total area: approx. 89.4 sq. metres (962.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	78
EU Directive 2002/91/EC		
England & Wales		



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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