



## West Street, offers over £160,000

- Ideal Investment or First Time Buy!
- Close to M4
- Low Maintenance Garden
- No Chain
- Viewing Recommended
- EPC Rating: D



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## About the property

An ideal investment or first time buy! A three bedroom mid terraced property offered for sale with no on going chain. The property is situated within close proximity to local schools, shops and the M4 corridor. Internally the property comprises entrance hall, lounge/diner and kitchen to the ground floor. To the first floor are three bedrooms plus family bathroom. To the outside of the property is a low maintenance garden with a brick built shed. Viewing is highly recommended on this property - to book your appointment please call Peter Alan Bridgend on 01656 657201 or book your appointment online 24/7 at [www.peteralan.co.uk](http://www.peteralan.co.uk).

## Accommodation

### Entrance

Entered via uPVC double glazed door. Access to lounge.

### Lounge/diner

12' 3" max x 22' max ( 3.73m max x 6.71m max )

Laminate flooring. uPVC double glazed window. Stairs leading to first floor. Access to Kitchen.

### Kitchen

12' x 11' 5" ( 3.66m x 3.48m )

Fitted with a matching range of wall and base units with worktop space over. Inset one and half bowl stainless steel sink with mixer tap. Built in four ring gas hob with electric oven. Tiled flooring. Tiled splashbacks. Spotlights. uPVC double glazed window. uPVC double glazed door to garden.

### Landing

Access to all bedrooms and bathroom.



### **Master Bedroom**

11' 6" x 12' 3" ( 3.51m x 3.73m )

Laminate flooring. uPVC double glazed window.

### **Bedroom Two**

6' 5" x 11' 6" ( 1.96m x 3.51m )

Fitted carpet. uPVC double glazed window.

### **Bedroom Three**

6' 2" x 9' 4" ( 1.88m x 2.84m )

Fitted carpet. Skylight.

### **Bathroom**

Fitted with a three piece suite comprising wash hand basin, wc and bath with shower over. Floor to ceiling tiles. uPVC double glazed window.

## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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