



52 Bethania Street, CF34 9ET

£130,000

COMING SOON!! This could be the best Christmas present ever! A two bedroom end of terraced property which benefits from a recent refurbishment. Finished to a high standard, this property is ideal for first time buyers or an investor looking for a turn key property.

The accommodation briefly comprises an entrance hall, lounge and kitchen/diner to the ground floor. Landing, two bedrooms and family bathroom to the first floor. The property further benefits from uPVC double glazing throughout, gas central heating via combination boiler, front forecourt, side entrance and rear garden.

Viewing is highly recommended to appreciate all this property has to offer.

Tenure = Freehold (TBC by a legal representative)

EPC = D

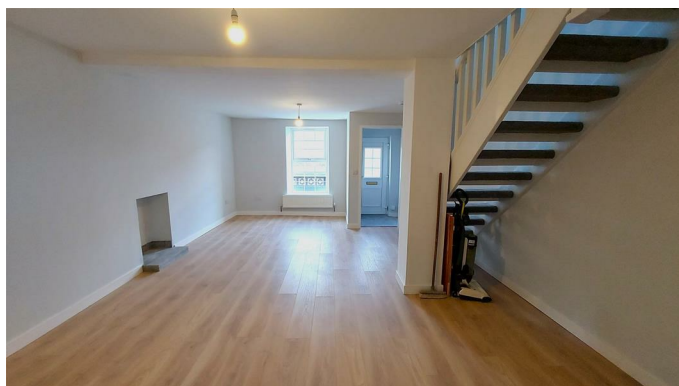
Council Tax Band = B

Ground Floor

Hallway

Entry via uPVC double glazed door. Skimmed ceiling and walls, wood effect laminate flooring and opening to:

Lounge 20'0" x 14'1" (6.1 x 4.3)



Skimmed ceiling and walls, wood effect laminate flooring, two radiators, uPVC double glazed window to front, tiled feature fireplace, carpeted stairs to first floor and opening to:

Kitchen/Diner 11'9" x 8'10" (3.6 x 2.7)



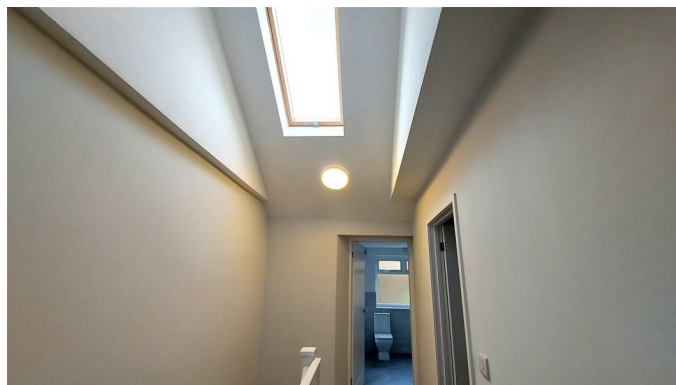
Skimmed ceiling with spotlights, skimmed and walls, tiled flooring, radiator, uPVC double glazed window to rear, a range of high gloss base and wall mounted units with a complementary solid wood work surface housing a stainless steel sink/drainage, space for washing machine, integrated appliances to include fridge freezer, hob and eye level oven. Opening into:

Rear Hallway

Skimmed ceiling and walls, tiled flooring, two uPVC double glazed doors to front and rear.

First Floor

Landing



Skimmed ceiling with pitched roof window, skimmed walls, fitted carpet and three doors off.

Bedroom One 14'5" x 9'2" (4.4 x 2.8)



Skimmed ceiling and walls, fitted carpet, radiator and uPVC double glazed window to front.

Bedroom Two 10'9" x 8'2" (3.3 x 2.5)



Skimmed ceiling with loft access, skimmed walls, fitted carpet, radiator and uPVC double glazed window to rear.

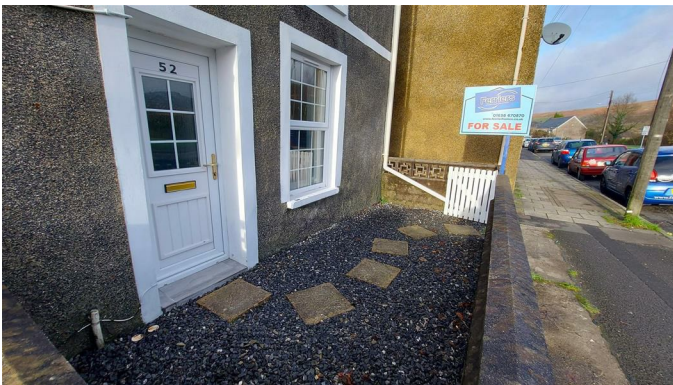
Bathroom 9'6" x 7'2" (2.9 x 2.2)



Skimmed ceiling, skimmed and tiled walls, wood effect vinyl flooring, a three piece suite comprising a P shaped bath with shower over and privacy screen, low level WC and wall mounted contemporary vanity unit housing a wash hand basin. Radiator and uPVC double glazed window with obscured glass to rear.

Outside

Front Forecourt



Area laid to pea shingle with paved path to front door and path offering access to side door.

Rear Garden

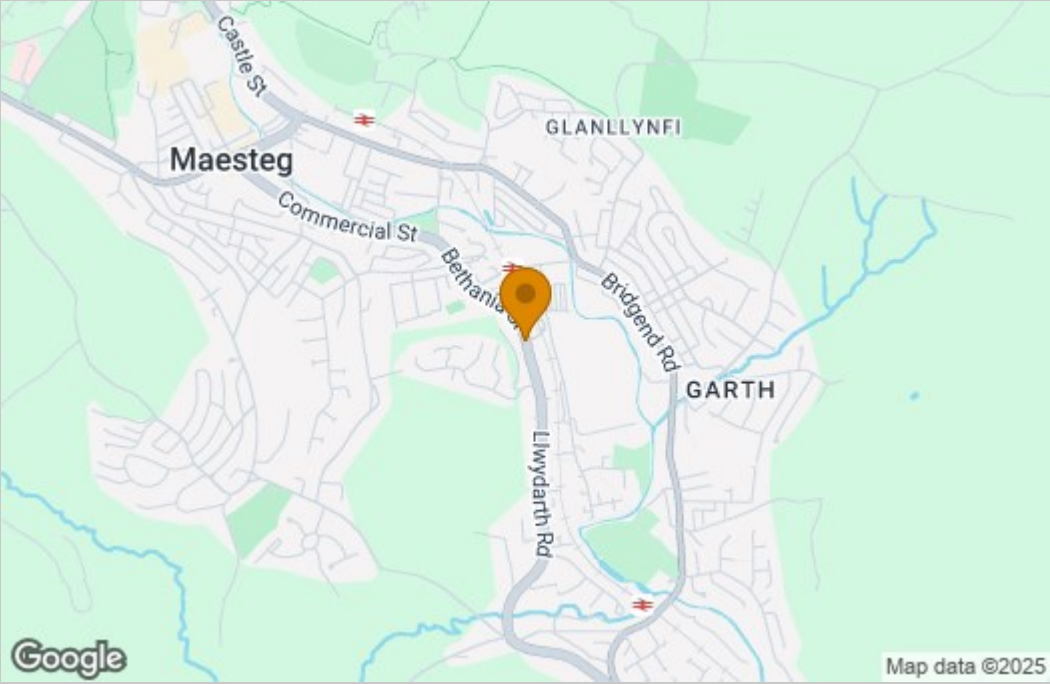


A tiered garden comprising an area laid to decking, further areas laid to concrete and pea shingle, bordered with block walls and wooden gate offering rear lane access.

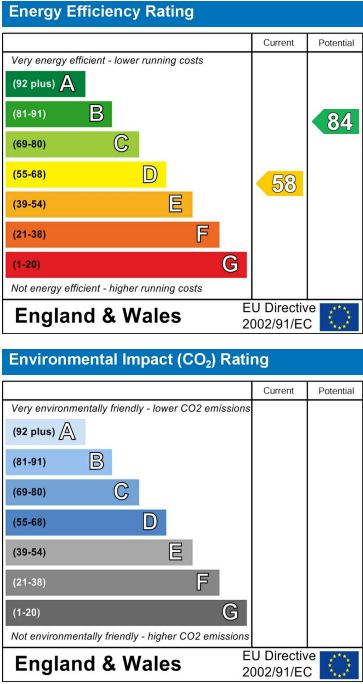
Floor Plan



Area Map



Energy Efficiency Graph



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