



## 8 Suffolk Street, Bridgend

£189,950 Freehold

RENOVATED TWO BEDROOM TERRACE WITH TWO RECEPTION ROOMS • TWO RECEPTION ROOMS • RENOVATED MODERN KITCHEN/DINER • RENOVATED DOWNSTAIRS SHOWER ROOMS • STREET PARKING AND REAR LANE ACCESS TO THE GARAGE • TWO DOUBLE BEDROOMS • COURTYARD GARDEN WITH PERSONAL DOOR ACCESS TO THE GARAGE • SOLD WITH NO ONGOING CHAIN • BRIDGEND TOWN WITH EXCELLENT RAIL AND M4 ACCESS • MUST TO VIEW

**DanielMatthew**  
ESTATE AGENTS



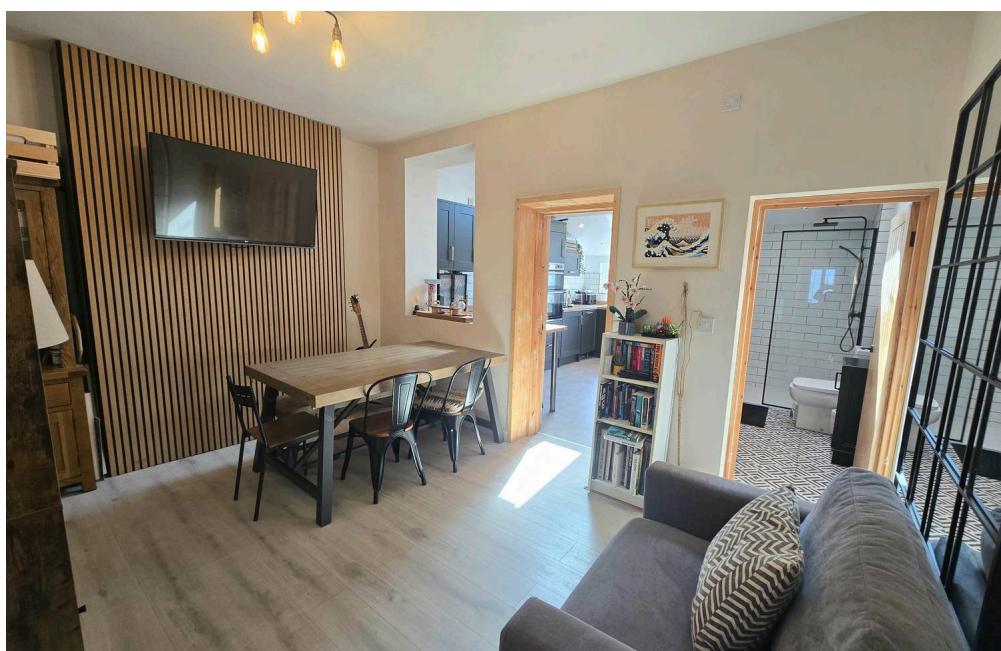
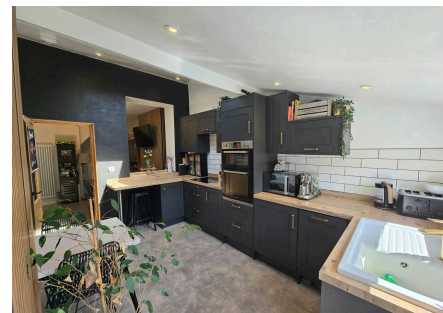
Renovated two-bed terrace in Bridgend town with two receptions, modern kitchen, shower room, private garage, street parking, no chain, and great access to amenities, schools, and transport links.

Council Tax band: B

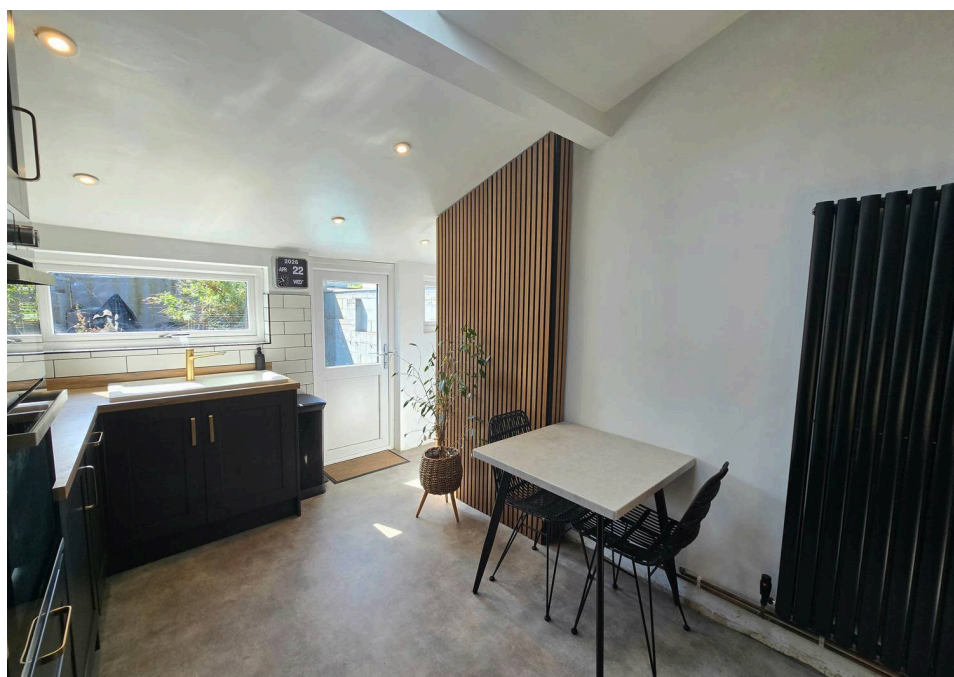
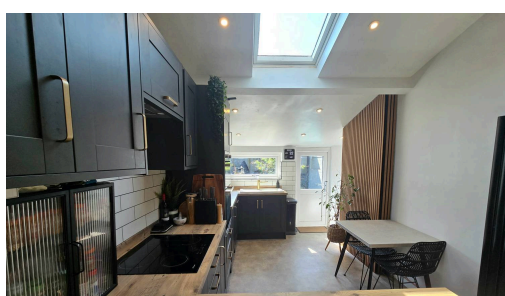
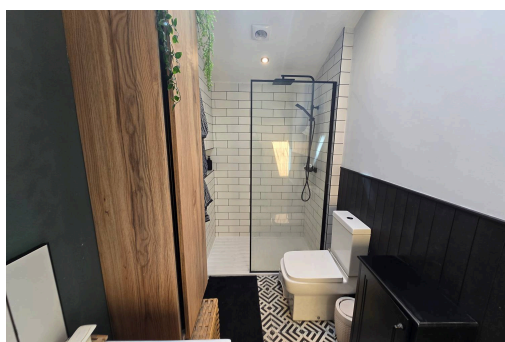
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



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### **ENTRANCE**

Enter via UPVC double glazed door, plain walls, plain ceiling, laminate flooring, radiator, staircase access and access to ground floor rooms.

### **RECEPTION ROOM ONE**

UPVC double glazed window to front aspect, plain walls, plain ceiling, radiator, laminate flooring, this would make a perfect lounge or downstairs bedroom.

### **DINING ROOM**

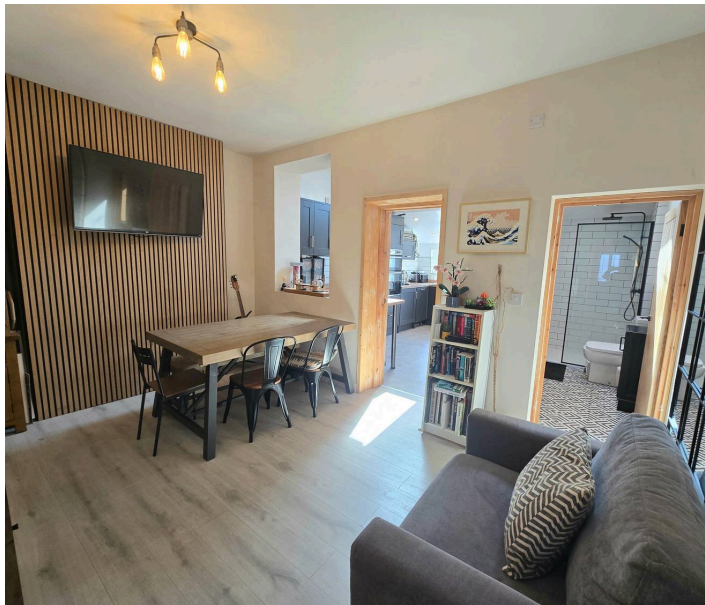
Dining room or second reception room with plain walls, plain ceiling, radiator, laminate flooring, feature panel wall.

### **KITCHEN/BREAKFAST ROOM**

Renovated kitchen/breakfast room with a rear aspect UPVC window and UPVC door, the light flows into this room from the additional velux windows. The kitchen has been fitted with a matching range of modern base and wall mounted units, with a complimenting worksurface over. Integrated electric hob with extractor over, double oven, composite sink, integrated dish washer, space for a washing machine, plain walls, feature panel wall and ceiling, vinyl flooring, modern upright radiator and space for a table and chairs.

### **SHOWER ROOM**

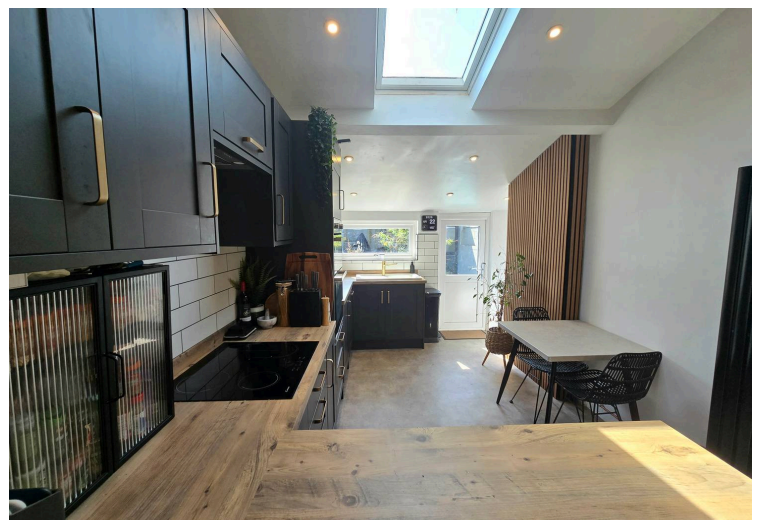
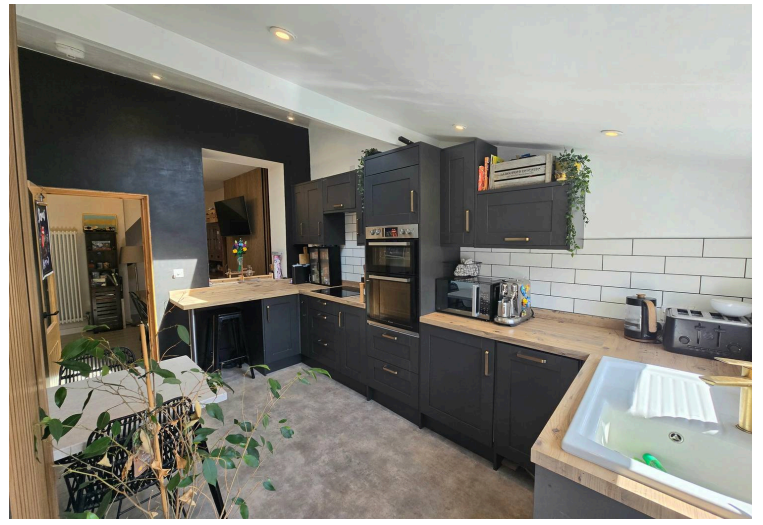
Modern renovated shower room with velux window, three piece suite comprising shower enclosure, low level wc, vanity unit wash hand basin, modern upright radiator, plain walls, tile splash back and tile walls to the shower and vinyl flooring.



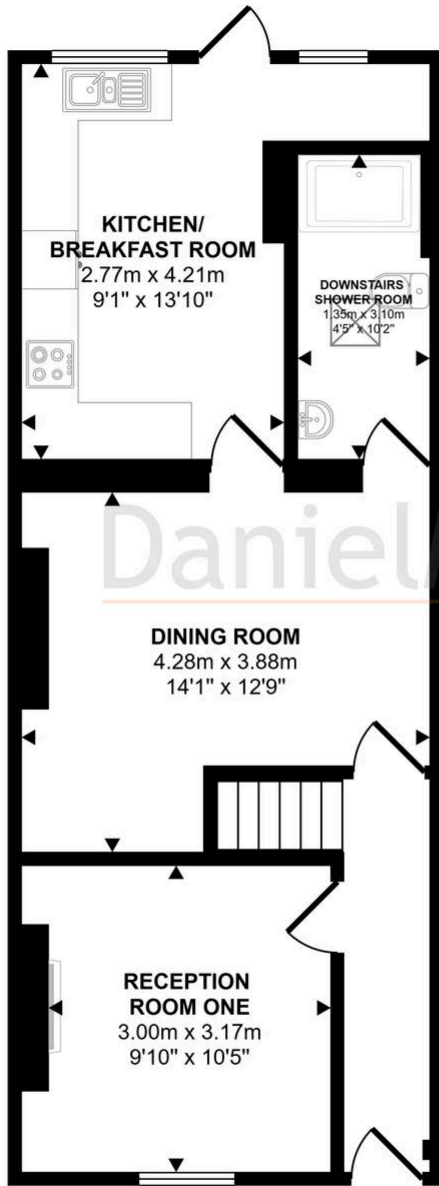
## GARDEN

Fence boundary to the enclosed courtyard garden with laid to patio and perfect for those summer evenings, door access to the garage with a rear door access to the lane.

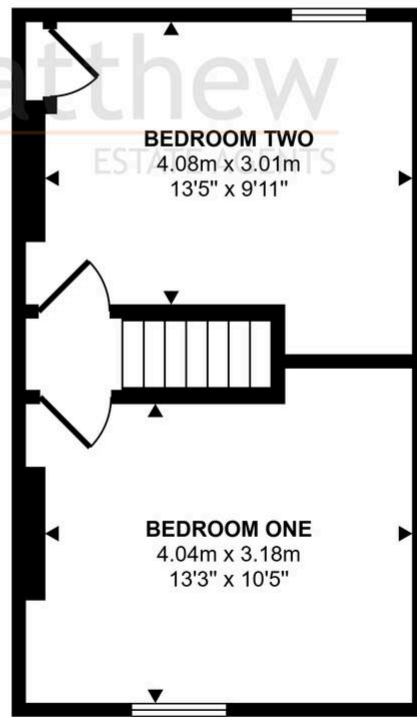




Approx Gross Internal Area  
81 sq m / 876 sq ft



Ground Floor  
Approx 51 sq m / 547 sq ft



First Floor  
Approx 31 sq m / 329 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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