



8 Heol Yr Ysgol, Bridgend

£165,000 Freehold

A spacious three bedroom mid terrace home • Situated in the popular Cefn Glas area of Bridgend • Available to purchase with no ongoing chain • Large open plan lounge/dining room • Functional fitted kitchen enjoying views of the garden • Two double sized bedrooms, one with a generous built in wardrobe cupboard • UPVC double glazing throughout • Roof replaced in 2022 • Within walking distance to local amenities, reputable schools and shops • An ideal purchase for first time buyers or investors • Potential to create driveway off road parking as neighbouring properties have • A larger than average enclosed rear garden benefitting from two traditional outhouses

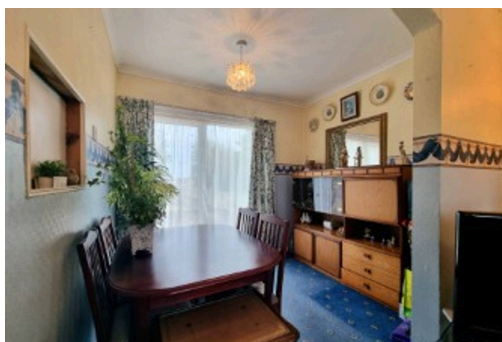
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ESTATE AGENTS



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Council Tax band: B
Tenure: Freehold





Hallway

10' 4" x 7' 11" (3.15m x 2.42m)

The property is entered via an full, obscure double glazed UPVC door into the entrance hallway. The hallway has a fixed staircase to the left hand side with a UPVC double glazed window to the base, fitted carpet flooring and gives access to a useful understairs storage cupboard.

Lounge

13' 7" x 11' 8" (4.13m x 3.56m)

The light and spacious lounge features a large UPVC double glazed window to the front, an ornate stone feature chimney breast fitted with a gas fireplace and stone surround and fitted carpet flooring.

Dining Area

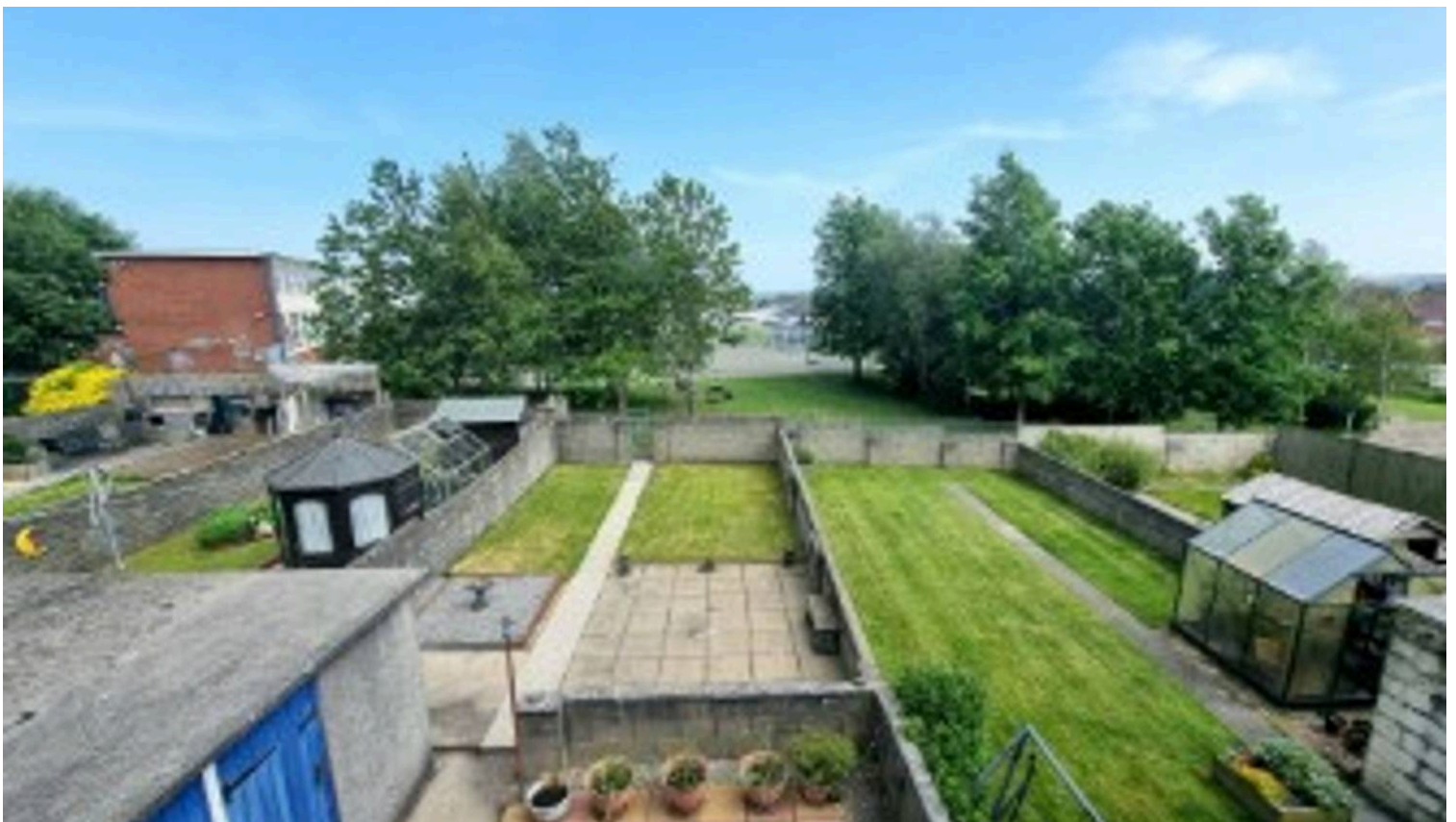
6' 11" x 8' 7" (2.12m x 2.61m)

Leading off the lounge area, the room continues to flow through into the dining space with a continuation of the same fitted carpet flooring as the lounge, large UPVC double glazed tilt and turn patio doors to the rear and an original quaint serving hatch to one side.

Kitchen

10' 2" x 10' 11" (3.09m x 3.33m)

The well appointed kitchen has been fitted with a matching range of light coloured base and wall mounted units, with a complimenting laminated worksurface over. The room offers space for a free standing fridge/freezer, space for a washing machine and includes the free standing cooker, There is a UPVC double glazed window to the rear positioned above the sink unit and a UPVC double glazed door giving access to the garden.



Landing

The landing area has a continuation of the same fitted carpet flooring as the staircase and provides access to all three bedrooms, the family bathroom and a generous loft inspection point.

Bedroom One

10' 4" x 13' 2" (3.14m x 4.02m)

The largest of the three bedrooms is situated to the rear. This spacious double bedroom features a large UPVC double glazed window to the rear, fitted carpet flooring and a generous built in wardrobe storage cupboard, housing the gas combination boiler.

Bedroom Two

10' 4" x 10' 3" (3.14m x 3.13m)

Bedroom two is located to the front of the property. The double sized bedroom features a UPVC double glazed window to the front and fitted carpet flooring.

Bedroom Three

7' 4" x 9' 5" (2.23m x 2.87m)

Bedroom three is a well proportioned, L-shaped single bedroom located to the front of the property. The room features a UPVC double glazed window to the front and fitted carpet flooring.

Bathroom

6' 2" x 6' 5" (1.88m x 1.96m)

The shared bathroom is fitted with a three piece suite comprising; panel bath with an over bath electric shower and glazed shower screen, pedestal wash hand basin and low level WC. There is an obscure UPVC window to the rear, wall tiling surrounding the bath area, wood panelling to remaining walls and vinyl flooring.

Front Garden

The property has an open frontage to the curb side, laid to a level lawned area and a shared paved pathway leading to the front door. There is scope to apply for a drop curb and create off road parking as neighbouring properties have done so.

Rear Garden



Front Garden

The property has an open frontage to the curb side, laid to a level lawned area and a shared paved pathway leading to the front door. There is scope to apply for a drop curb and create off road parking as neighbouring properties have done so.

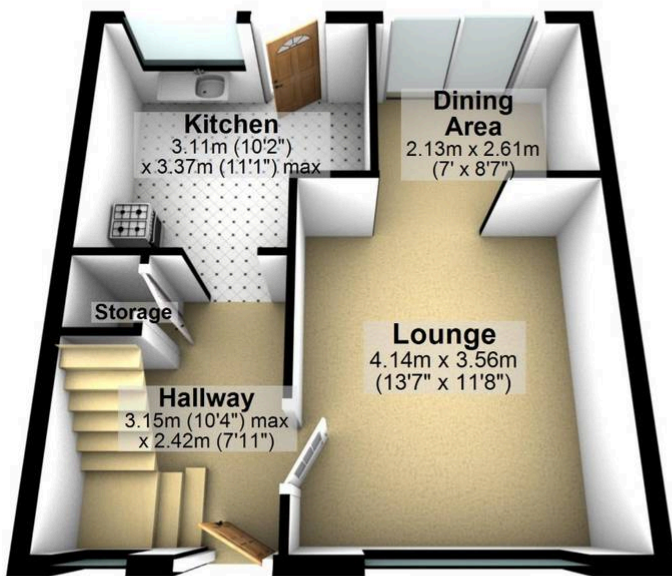
Rear Garden

The large, enclosed rear garden has been lovingly maintained by the current vendors and is mainly all level. Steps lead down from the rear sliding patio doors to a paved patio area and to two external outhouses. A concrete pathway leads to two neatly level lawned areas and a rear access gate.





Ground Floor



First Floor



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