

28 South Street  
Bridgend  
CF31 3ED

£159,950



- Two Bedroom Mid Terrace
- Lounge
- Kitchen
- Bathroom
- Off Road Parking
- Close To All Amenities
- Walking Distance To Town
- No Onward Chain
- Call To Arrange A Viewing

Ref: PRA10612

Viewing Instructions: Strictly By Appointment Only



**REDUCED**

## General Description

\* Two Bedroom Terrace \* Daniel Matthew are pleased to offer for sale this three bedroom mid terrace house. Comprising entrance hall, lounge, kitchen, and bathroom. To the first floor two bedrooms. Further benefits garden to rear with a off road parking. Close to the M4 and schools, Walking distance to town. Offered with NO ONWARD CHAIN. Call our team to arrange a viewing 01656 750764.

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## Accommodation

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### Entrance Porch

Entered via UPVC door, UPVC obscured glass window, stone walls, wooden flooring, plastic tongue and groove ceiling, enter lounge via a wooden part glazed door.



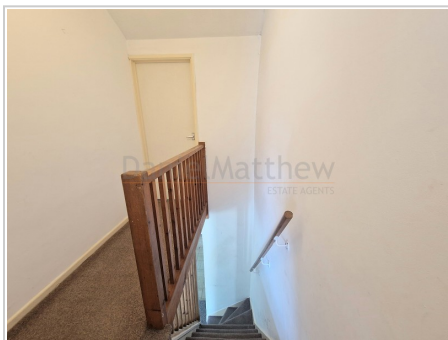
Lounge (20' 04" Max x 12' 07" Max) or (6.20m Max x 3.84m Max)

Plain walls, textured ceiling, UPVC door to front aspect, carpet flooring radiator, focal point is a mantle piece, under stairs storage cupboard, stairs leading to upstairs and door leading to kitchen area.



Kitchen (11' 02" Max x 9' 07" Max) or (3.40m Max x 2.92m Max)

plain walls, textured ceiling, UPVC window and door to rear aspect tiled flooring, radiator. Range of wall, and base units, drawers with complimentary worktops, 1 and half stainless steel sink, built in oven and hob with extractor fan, plumbing for washing machine, space for under counter fridge and freezer.



Landing

plain walls and textured ceiling carpet flooring access to bedrooms and family bathroom.



Bedroom One (12' 01" Max x 10' 08" Max) or (3.68m Max x 3.25m Max)

Plain walls, textured ceiling, UPVC window to front aspect, carpet flooring, radiator, built in wardrobes



## Bedroom Two (11' 02" Max x 9' 07" Max) or (3.40m Max x 2.92m Max)

Plain walls and ceiling, UPVC window to rear aspect, carpet flooring and radiator.

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## Bathroom (9' 0" Max x 7' 0" Max) or (2.74m Max x 2.13m Max)

Part plain and tiled walls, textured ceiling, towel radiator with vinyl flooring. 3 piece suite comprising of low level W.C hand basin, bath with electric shower over. Built in cupboard which houses the boiler.

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## Garden

Front of the property is accessed via a shared path, bounded by a fence with mature shrubs and trees. parking space for one vehicle.

Court style garden to the rear, wall boundaries.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C72

## Tenure

We are informed that the tenure is Freehold

## Council Tax

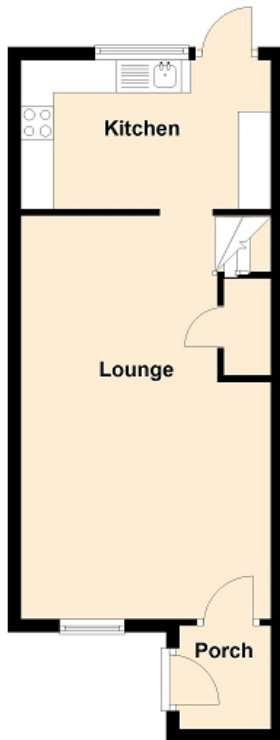
Band B

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**Ground Floor**

Approx. 35.4 sq. metres (380.7 sq. feet)



**First Floor**

Approx. 35.5 sq. metres (382.4 sq. feet)



Total area: approx. 70.9 sq. metres (763.1 sq. feet)

*Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.*