

34 Sunnyside Road
Bridgend
Bridgend County
CF31 4AE

£179,950



- Very Well Presented Two Bed Terraced
- Includes Many Original Features
- Two Separate Reception Rooms
- Fitted Kitchen with Lean-to Off
- Spacious High Spec Bathroom Suite
- Garden With Outhouse & WC
- Walking Distance To Town & Railway Station
- Ideal For A First Time Buyer
- Viewing Highly Recommended

Ref: PRA10624

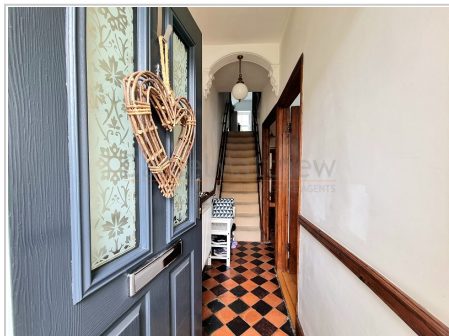
Viewing Instructions: Strictly By Appointment Only



General Description

*****TASTEFULLY DECORATED & MAINTAINING MANY ORIGINAL FEATURES***** We have pleasure in offering for sale this two bedroom terraced property situated in a prime location within walking distance to the town centre, train station and Bridgend recreational centre. Easy Access to the M4 at junction 36. The property benefits from an entrance hallway, two separate reception rooms, a modern fitted kitchen with door to a lean-to. The first floor has two double bedrooms with a quality fitted larger than average bathroom. The garden has a forecourt to the front and enclosed rear garden with outhouse and WC. An ideal purchase for a first time buyer / professional that appreciates a quality home in an excellent location. Viewing is highly recommended. Call 01656 750764 to arrange an early appointment.

Accommodation



Entrance Hallway

Enter via a composite front door into hallway. Flat skimmed ceiling with original Victorian 'moulded archway' and tiled flooring'. Skimmed walls with dado rail. Radiator. Carpeted staircase leading to first floor. Doors leading to downstairs rooms.



Lounge (12' 3" x 11' 7") or (3.73m x 3.52m)

Situated to the front of the property with a walk in bay UPVC double glazed window with made to measure shutters. Skimmed walls and ceiling with coving. Laminated flooring. Two radiators. The focal point of the room is an original cast iron feature fire place with mantle.



Dining Room (12' 1" x 11' 3") or (3.69m x 3.42m)

Situated to the rear of the property with original sash window looking into lean-to. Skimmed walls and ceiling with two alcoves with radiators and covers. Charming Victorian original tiled flooring. Under stairs cupboard. Door leading into kitchen.



Kitchen (10' 6" x 8' 5") or (3.21m x 2.57m)

A modern fully fitted shaker style fitted kitchen which includes a range of wall and base units to include inset draws and plate rack with lit up display gallery and co-ordinating wooden work surfaces. Inset stainless steel sink with drainer and mixer taps, tiling to splash back areas. Integrated gas hob with electric oven. Plumbing and space for automatic washing machine and tall fridge freezer. Skimmed ceiling with down lights. Radiator. Tiled floor. Single glazed window looking into lean-to.



Lean To (9' 3" x 5' 6") or (2.81m x 1.67m)

Anti glare roof with tiled flooring and leaded UPVC French doors out onto rear garden.



Landing

A split landing with skimmed walls and ceiling with feature dado rail and exposed floor boarding tastefully finished. Access to loft which has a pull down loft ladder, light, electric and carpeted with ample space for storage. Doors leading to first floor rooms.



Bedroom One (14' 2" x 9' 2") or (4.32m x 2.79m)

Situated to the front of the property with two UPVC double glazed with made to measure shutters. Skimmed walls and ceiling with one feature papered wall. Vanished floor boards. Radiator. Original feature fire place.



Bedroom Two (11' 3" x 8' 7") or (3.44m x 2.62m)

Situated to the rear of the property with a UPVC double glazed window over looking the garden. . Skimmed walls and ceiling. Vanished floor boards. Radiator.



Bathroom (10' 11" x 7' 11") or (3.32m x 2.41m)

A spacious high specification luxury three piece bathroom suite in white situated to the rear of the property with a obscure UPVC double glazed window. The suite includes a tiled bath with tiling to splash back areas, shower with over bath screen, a WC and a vanity unit with a wash hand basin. Skimmed sloping ceiling with inset down lights and ceramic tiled floor. Radiator.



Garden

Enclosed rear garden with a patio area and path leading to rear. Outhouse and WC.

The front has a wrought iron gate leading to a paved forecourt.

Services

Mains electricity, mains water, mains gas, mains drainage

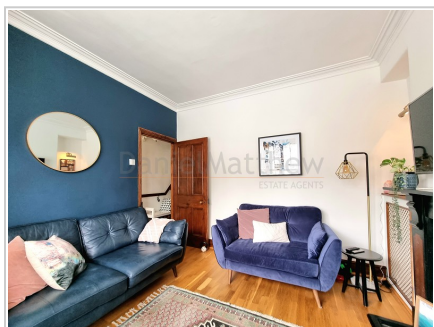
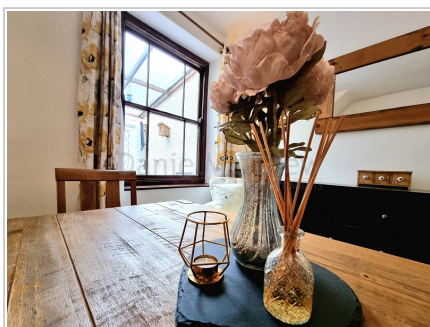
EPC Rating: D65

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C







GROUND FLOOR



FIRST FLOOR

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.