

3 Mackworth Street
Bridgend
Bridgend County
CF31 1LP

£145,000



- Complete Renovation Required
- No Chain
- Two Reception Rooms
- Garden To Rear
- Close To Town Centre
- Good Transport Links
- Close To All Amenities
- Call To Arrange A Viewing 01656 750764



Ref: PRA10646

Viewing Instructions: Strictly By Appointment Only

General Description

* IN NEED OF FULL RENOVATION * Daniel Matthew are pleased to offer this investment opportunity, full renovation required property situated within walking distance of Bridgend town centre. Close to amenities and good transport links this property is an ideal investment property for future rental property to add to portfolio or resale. Comprising two reception rooms, kitchen area. To the first floor three bedrooms and family bathroom. Enclosed rear garden. Call our team to view 01656 750764. Offered with No Onward Chain.

Accommodation

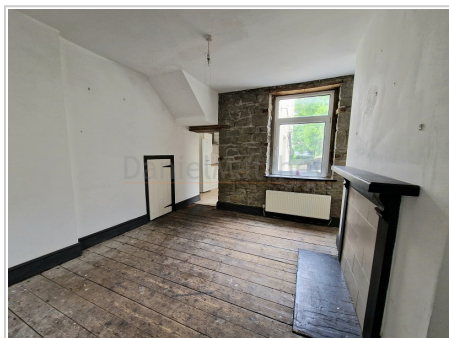
Hallway

UPVC Door, textured walls, textured ceilings, exposed floorboards and radiator stairs to first floor. Door leading to



Reception Room One (11' 09" Max x 12' 01" Max) or (3.58m Max x 3.68m Max)

Plain walls, plain ceilings, exposed floorboards, UPVC window to front aspect, arch into



Reception Room Two (11' 09" Max x 12' 0" Max) or (3.58m Max x 3.66m Max)

Plain walls with original stone feature wall and plain ceilings UPVC window to rear aspect, under stairs storage cupboard door leading to



Kitchen (8' 03" Max x 12' 02" Max) or (2.51m Max x 3.71m Max)

Plain walls and plain ceilings, UPVC window to rear aspect, tiled flooring, column radiator, tiled splash back, range of base wall and base units, with complimentary work surface one and half stainless steel sink, built in oven, hob and extractor fan, space for fridge freezer, plumbing for washing machine, storage cupboard.

Landing

Plain ceilings, textured walls, exposed floor boards, loft access doors leading to



Bedroom One (13' 08" Max x 8' 05" Max) or (4.17m Max x 2.57m Max)

Plain walls plain ceilings UPVC window to front aspect, exposed floor boards and radiator.



Bedroom Two (10' 0" Max x 9' 04" Max) or (3.05m Max x 2.84m Max)

Plain walls, plain ceilings, UPVC window to rear aspect, exposed floor boards, radiator and fireplace feature.



Bedroom Three (6' 07" Max x 10' 03" Max) or (2.01m Max x 3.12m Max)

Plain walls, plain ceilings, bare floor boards, UPVC window to front aspect with radiator.



Bathroom (12' 01" Max x 8' 04" Max) or (3.68m Max x 2.54m Max)

Plain and part tiled walls, textured ceilings, tiled flooring, UPVC obscured window to rear aspect, bath, separate walk in shower, low level WC and hand basin column radiator. Storage cupboard housing the boiler.



Garden

Front - Property is accessed via steps with a wall boundary and wrought iron fence.

Rear - Wall boundaries, patio area leading to soil laid area.

Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating: E48

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C

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.