

14 Highland Place
Bridgend
Bridgend County
CF31 1LS

£165,000



- TWO BEDROOM TERRACE
- TWO RECEPTION ROOMS
- DOWNSTAIRS BATHROOM
- LOVELY KITCHEN
- TWO BEDROOMS AND EN SUITE TO ONE BEDROOM
- REAR LANE ACCESS AND REAR GATE ACCESS
- STREET PARKING
- 360 TOUR AVAILABLE
- NO CHAIN
- CLOSE TO BRIDGEND TOWN AND EXCELLENT RAIL LINKS

Ref: PRA10728

Viewing Instructions: Strictly By Appointment Only



General Description

"Two Bedroom Terrace with NO CHAIN" Daniel Matthew are pleased to offer for sale a two bedroom property with two reception rooms, downstairs bathroom and a lovely kitchen to the ground floor. To the second floor two bedrooms and a ensuite has been added to the front bedroom. Rear lane access and rear gate access of the enclosed garden, street parking and the property is close to the town centre and excellent access to the rail links and M4 access. Local amenities and schools are all within walking distance, the property is available with NO CHAIN. Call our team to arrange an appointment 01656 750764.

Accommodation



Entrance Hallway

Enter hallway via a UPVC door, plain walls, textured ceiling, tile flooring, radiator, staircase access to the first floor and door access to ground floor rooms.



Reception Room (11' 09" x 9' 08") or (3.58m x 2.95m)

UPVC double glazed window to front aspect, plain walls, alcove storage, wooden flooring and radiator.



Lounge (14' 06" x 12' 0") or (4.42m x 3.66m)

UPVC double glazed window to rear aspect, plain walls, textured ceiling, laminate flooring, spacious storage cupboard and radiator.



Kitchen (12' 04" x 8' 08") or (3.76m x 2.64m)

UPVC double glazed window to side aspect, Lovely kitchen with a range of wall and base units and tile splashback, stainless steel sink and mixer tap, gas hob and oven with extractor over, space for washing machine, space for fridge/freezer, plain walls, plain ceiling and vinyl flooring and radiator.



Downstairs Bathroom

UPVC double glazed window to side aspect two piece suite comprising panel bath with shower over, pedestal wash hand basin, radiator, tile walls, panel ceiling, chrome heated towel radiator and tile flooring.



Cloakroom/w.c

Low level WC, plain walls, plain ceiling, radiator and tile flooring.

Landing

Plain walls, textured ceiling, carpet flooring, attic hatch hand access to first floor bedrooms.



Bedroom One (13' 05" x 11' 0") or (4.09m x 3.35m)

UPVC double glazed window to front aspect, plain walls, plain ceiling, carpet flooring, radiator and access to the en suite.



En Suite

En suite with shower enclose, low level WC and wash hand basin, boiler is housed in the room with plain walls, plain ceiling and vinyl flooring.



Bedroom Two (13' 10" x 9' 10") or (4.22m x 3.00m)

Two UPVC double glazed windows, plain walls, textured ceiling, carpet flooring and radiator.



Outside

Front- Street parking

Rear- Wall boundary with rear gate, patio and path running along the garden to a lovely pergola area which is perfect for entertaining and relaxing. Rear gate access onto the lane.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D58

Tenure

We are informed that the tenure is Freehold







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.