

21 Cheltenham Terrace  
Bridgend  
Bridgend County  
CF31 3AH

£169,999



- THREE BEDROOM TERRACE
- SPACIOUS LOUNGE
- KITCHEN
- FAMILY BATHROOM
- THREE BEDROOMS
- SPACIOUS GARAGE
- REAR LANE ACCESS
- NO CHAIN
- CLOSE TO LOCAL AMMONITES
- EXCELLENT M4 AND RAIL LINKS

Ref: PRA10754

Viewing Instructions: Strictly By Appointment Only

## General Description

**\*\*THREE BEDROOM WITH NO CHAIN \*\*** Daniel Matthew Estate Agents are delighted to offer to the market a Three bedroom property situated within walking distance to Bridgend Town Centre, an ideal home for first time buyers/ investors. Property comprises to the ground floor hallway, spacious reception room, kitchen and downstairs bathroom. To the first floor three bedrooms. Further benefits are spacious garage with intent al door access from the enclosed garden and lane access to the garage. Low maintenance rear garden and rear lane access, permit parking space to the front and close to local amenities, great school catchments and public transport links. Viewing's are highly recommended, please contact a member of our team today on 01656 750764.

---

## Accommodation

---



### Entrance Hallway

Enter via door into a bright hallway, with a original wood block herringbone floor, plain walls, textured ceiling, radiator, staircase to the first floor.

---

### Lounge/Diner (20' 10" x 11' 10") or (6.35m x 3.61m)

Window to front and rear aspect of this spacious 20ft x 10ft lounge/diner with a original wood block herringbone floor, plain walls, textured ceiling, two radiators, under stairs storage cupboard and door access to the kitchen.

---



### Kitchen (10' 10" x 8' 10") or (3.30m x 2.69m)

Timber framed door and window to side aspect, Range of wall and base units with complimentary worktops, tile playback=k, stainless steel sink and mixer tap, raised oven and gas hob with extractor over, space for fridge freezer and space for a washing machine, plain walls and textured ceiling.

---



### Downstairs Bathroom

UPVC double glazed obscured window to rear aspect, textured ceiling with spot lights, tiled walls, tile flooring, four piece suite comprising low level WC, pedestal wash hand basin, shower cubicle with mains overhead shower, inset corner bath and towel rail.

---



## Landing

Landing with plain walls, textured ceiling carpet flooring, attic hatch and access to three double bedrooms.



## Bedroom One (14' 07" x 9' 10") or (4.45m x 3.00m)

Two UPVC double glazed window to front aspect, textured ceiling, plain walls, exposed wood flooring, radiator and mirrored fitted storage.



## Bedroom Two (11' 02" x 8' 10") or (3.40m x 2.69m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls, exposed wood flooring, radiator.



## Bedroom Three (11' 0" x 8' 10") or (3.35m x 2.69m)

UPVC double glazed window to side aspect, textured ceiling, plain walls, exposed wood flooring, radiator and wall mounted combi boiler.



## Outside

Side- Side storage area accessible from the side kitchen door with a poly carbonate roof which leads to the rear garden, perfect dry area for storage and recycling.

Rear- Wall boundary with laid to lawn and patio slab path leading to the spacious garage, where there is a UPVC double glazed door to access.



## Garage

Spacious garage with internal door, roller shutter front to the garage which is accessed from the rear lane.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D64

## Tenure

We are informed that the tenure is Freehold

Length of lease: .

## Ground Rent

## Service Charge

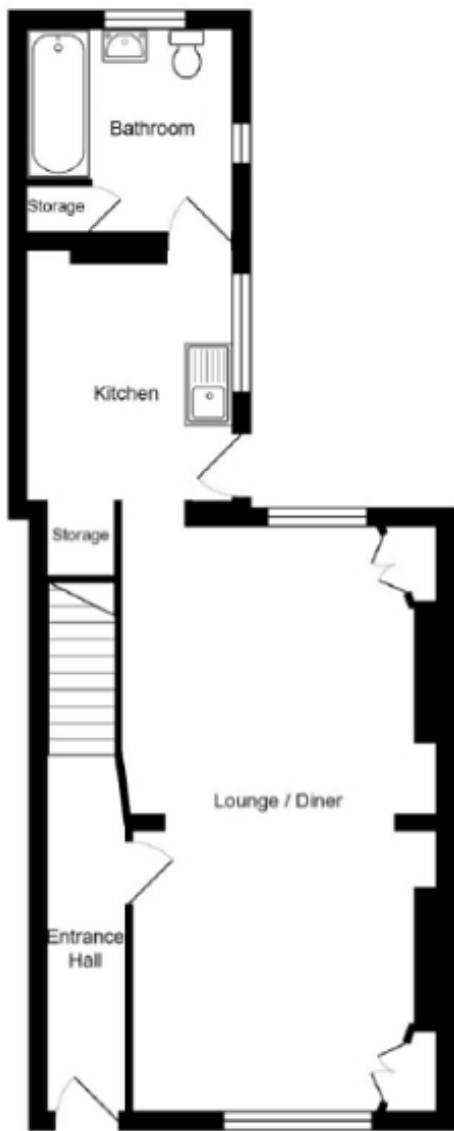
## Council Tax

Band Not Specified

Deposit: £0.00







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.*