

45 Westward Place  
Cefn Glas  
Bridgend County  
CF31 4XA

£179,500



- Extended Two Bedroom End Link Property
- Presented To A High Standard
- Open Plan Lounge
- Extended Kitchen / Diner
- Family Bathroom With Shower
- Low Maintenance Rear Garden
- Driveway For off Road Parking
- Walking Distance To Local Schools & Amenities
- Ideal First Time Or Investment Buy
- Great Location

**Ref: PRA10844**

Viewing Instructions: Strictly By Appointment Only



## General Description

**\*\*\*EXTENDED TWO BEDROOM END TERRACED PROPERTY\*\*\*** Situated in a popular residential locality Daniel Matthew are pleased to offer for sale this very well presented extended two bedroom property which would be an ideal investment or first time buy purchase. Internally the property offers a welcoming open plan lounge and a generous high specification kitchen/diner to the ground floor. To the first floor are two bedrooms plus a modern bathroom. To the front of the property there is a driveway with side access leading to enclosed landscaped low maintenance rear garden. Positioned within easy walking distance of both local Primary and Comprehensive schools, and just a five minute drive to Bridgend town centre giving access to amenities, including Bridgend mainline train station and retail outlets. Easy access to the M4 at junction 36 and A48. Early viewing recommended to appreciate what this property has to offer, call 01656 750764.

## Accommodation



### Lounge (15' 3" x 12' 11") or (4.66m x 3.94m)

Enter via UPVC door into a nicely presented lounge which is situated to the front of the property with UPVC window and radiator under. Artexed and coved ceiling, skimmed walls and wood laminate flooring. Open plan carpeted staircase to first floor.



### Kitchen / Dining Room (16' 2" x 13' 3" Max) or (4.94m x 4.03m Max)

An extended kitchen dining room which is presented to a high standard which comprises of a fully fitted kitchen finished in high gloss white with a range of wall and base units to include inset draws, coordinating work surfaces and tiling to splash back areas. Breakfast bar. Integrated electric hob and oven and plumbing for washing machine. Space for appliances. Stainless steel sink and drainer with mixer taps. Laminate flooring. Space for table and chairs. Cupboard with pantry housing combination boiler. Radiator. Flat skimmed ceiling in dining area and

sloping skimmed ceiling with a velux window in kitchen area. UPVC double glazed window over looking garden with side door leading to rear garden.



### Landing

The landing has fitted carpets. UPVC double glazed window to side elevation. Skimmed ceiling with access to loft. Cupboard. Radiator. Doors to first floor rooms.



### Bedroom One (12' 11" x 10' 6") or (3.94m x 3.19m)

Situated to the front of the property with UPVC double glazed window with vertical blinds and radiator under. Artexed and coved ceiling with skimmed walls and decorative panelling. Fitted carpet. Built in wardrobe. Over stairs storage cupboard.



## Bedroom Two (12' 1" Max x 6' 4") or (3.68m Max x 1.93m)

Situated to the rear of the property with UPVC double glazed window with vertical blinds to remain and radiator under. Artexed and coved ceiling with fitted carpets. Mirror fronted build in wardrobes.



## Bathroom (6' 3" x 6' 3") or (1.90m x 1.90m)

A modern three piece white bathroom suite which includes a WC, wash hand basin with P shaped bath with curved shower screen and over bath shower. Tiling to splash back areas. Radiator. Vinyl flooring. Obscure UPVC double glazed window to rear.



## Garden

A fully enclosed maintenance free rear garden which includes a large patio area and decorative stones. Access via the side of the property which leads to the front of the property.

The front garden is open plan and turfed with long driveway.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C71

## Tenure

We are informed that the tenure is Freehold

Length of lease: .

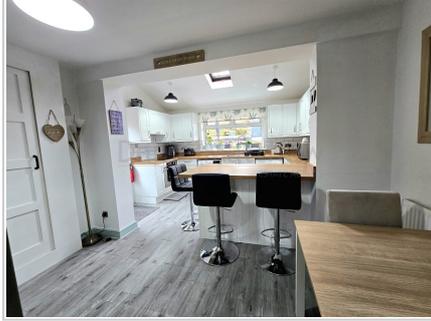
## Ground Rent

## Service Charge

## Council Tax

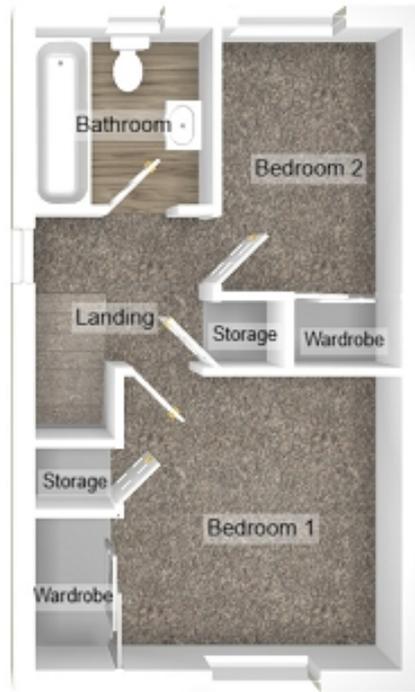
Band B

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.*