



Nolton Place, Bridgend, Bridgend County.
CF31 3BU

£119,950

PJC PAYTON
JEWELL
CAINES

Nolton Place, Bridgend, Bridgend County. CF31 3BU

One bedroom end of terrace COTTAGE comprising open plan lounge/dining/kitchen, bedroom and bathroom with enclosed garden. SOLD WITH NO ONWARD CHAIN. Ideal investment purchase.

£119,950 - Freehold

- One bedroom end of terrace cottage
- Gas fired combination boiler
- Contemporary open plan kitchen/dining/living
- Enclosed garden
- Located in Bridgend town centre, EPC -D
- Easy access to the mainline train and bus stations
- Sold with no onward chain



DESCRIPTION

Introducing this end of terrace cottage located within the centre of Bridgend town within easy walking distance of all the retail and food outlets as well as the Bridgend mainline train and bus stations. The property offers contemporary living with an open plan lounge/kitchen/diner, enclosed lawned garden and gas fired combination boiler. The property is an ideal investment purchase with a potential income of circa £550 pcm or a first time purchase. Sold with no onward chain.

ENTRANCE

Via part frosted glazed PVCu front door into the open plan lounge/dining/kitchen.

OPEN PLAN LOUNGE/KITCHEN/DINER (27' 7" x 13' 7") or (8.40m x 4.14m)

The lounge area overlooks the front of the property via PVCu double glazed window and is finished with a skinned and coved ceiling, emulsioned walls, skirting and wood effect laminate flooring. Under stairs storage cupboard, open fireplace with ceramic hearth and wooden mantle.

Dining area with stairs leading to the first floor.

The kitchen/diner has a PVCu double glazed window to the side and a sky light providing natural light to the dining area. The kitchen is finished with a skinned and coved ceiling with recessed LED spot lights, emulsioned walls, skirting and wood effect flooring. A range of low level and wall mounted units with wood effect doors and complementary roll top work surface, inset sink with mixer tap and drainer with glass splash back. Integrated electric oven with four gas ring hob and overhead extractor hood and glass splash back. Hidden behind a kitchen cupboard is a wall mounted gas fired combination boiler. Space for fridge/freezer and plumbing for automatic washing machine. Ample space for breakfast table and chairs.

LANDING

Via stairs with fitted carpet and finished with a skinned ceiling, emulsioned walls, skirting and fitted carpet. Access to loft storage.

BATHROOM

Skinned ceiling, emulsioned walls, skirting, vinyl flooring and PVCu frosted glazed window to the rear. Three piece suite in white comprising w.c. wash hand basin and bath with chrome mixer tap and over bath shower attachment and ceramic tiles to all splash back areas.

BEDROOM 1 (12' 6" x 9' 6") or (3.80m x 2.90m)

Overlooking the front via PVCu tilt n turn double glazed window and finished with emulsioned ceiling and walls, fitted wall lights, skirting and fitted carpet.

OUTSIDE

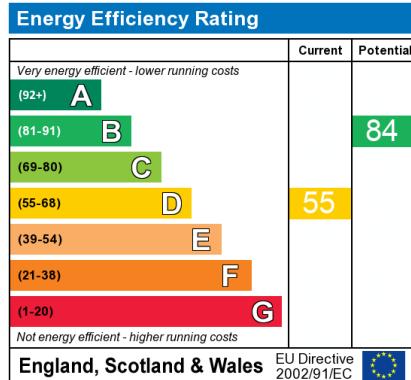
Enclosed front garden laid to lawn with raised beds and front pathway with right of way over the terraced cottages.

NOTE

We have been advised the property is freehold, however, the title deeds have not been inspected.



Floorplan & EPC



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.

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