

Payton
Jewell
Caines



Acland Road, Bridgend, Bridgend County.
CF31 1TF

£140,000



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Traditional two bedroom mid terraced house comprising entrance hall, through lounge/diner, kitchen, utility, w.c. two double bedrooms, bathroom, enclosed rear garden and DETACHED DOUBLE GARAGE. Requires modernisation. NO ONWARD CHAIN.

£140,000 - Freehold

- Two bedroom mid terraced house
- Walking distance of Bridgend town centre
- Detached double garage to the rear
- Two double bedrooms
- Through lounge/diner, EPC - D / Council tax -C
- Requires modernisation throughout
- Ideal investor purchase



DESCRIPTION

Introducing this traditional two double bedroom mid terraced house located within easy walking distance of Bridgend town centre, giving access to the mainline train station, retail and food outlets and is within easy proximity of Penybont Primary School. The property requires some modernisation throughout.

Key features:

- Two good size double bedrooms
- Detached double garage to the rear with rear lane access
- Convenient location for Bridgend town centre
- Sold with no onward chain
- Ideal buy to let investor purchase

Information

Flood risk - Very low

Mobile Coverage - EE, Vodafone, O2

Broadband

Basic

16 Mbps

Superfast

86 Mbps

Ultrafast

9000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

ENTRANCE

Via part glazed front door into the entrance hall.

ENTRANCE HALL

Coved ceiling, emulsioned walls, skirting and laminate flooring. Wall mounted electric meter box, under stairs storage cupboard and doorway through to the dining room.

DINING ROOM (11' 6" x 10' 4") or (3.50m x 3.15m)

Overlooking the rear via PVCu double glazed window and finished with a coved ceiling, emulsioned walls, skirting and laminate flooring. Shelving in the chimney breast and archway through to the lounge.

LOUNGE (12' 6" max x 12' 6" max) or (3.80m max x 3.80m max)

Overlooking the front via PVCu double glazed bay window and finished with a coved ceiling, emulsioned walls, skirting and laminate flooring. Stone hearth and space for gas fire.



KITCHEN (11' 0" x 9' 10") or (3.35m x 3.0m)

Overlooking the rear via PVCu double glazed window and finished with wooden tongue and groove ceiling, central light fitting, emulsioned walls, skirting, ceramic tiled flooring and part frosted glazed PVCu door leading out to the rear. A range of low level and wall mounted kitchen units with roll top work surface and ceramic tiles to the splash back. Inset one and half basin sink with mixer tap and drainer. Integrated electric oven with four gas ring hob and overhead extractor hood. Plumbing for automatic washing machine, space for under counter fridge and freezer and wall mounted gas fired combination boiler. Doorway through into the utility.

UTILITY

PVCu double glazed window to the side, emulsioned walls, vinyl flooring, space for large American style fridge/freezer. Archway through to the w.c.

DOWNSTAIRS W.C.

Frosted glazed window to the rear and w.c.

LANDING

Via stairs with fitted carpet and wooden balustrade to the half landing. Access to loft storage, coved ceiling, emulsioned walls, skirting and fitted carpet.

BATHROOM

PVCu frosted glazed window to the rear, access to loft storage, wooden tongue and groove ceiling, part emulsioned / part ceramic tiled walls and vinyl flooring. Feature chimney breast with shelving. Four piece suite in white comprising w.c. wash hand basin with chrome mixer tap, corner bath and step up to a walk in shower housing a plumbed shower with concertina glazed door. Extractor fan.

BEDROOM 2 (11' 10" x 10' 4") or (3.60m x 3.15m)

Overlooking the rear via PVCu double glazed window and finished with coved ceiling, emulsioned walls with one feature papered wall, skirting and fitted carpet.

BEDROOM 1 (16' 1" max x 9' 6") or (4.90m max x 2.90m)


Overlooking the front via two PVCu double glazed windows and finished with a coved ceiling, emulsioned walls, skirting and fitted carpet. Fitted storage cupboard previously used as a walk in wardrobe.

OUTSIDE

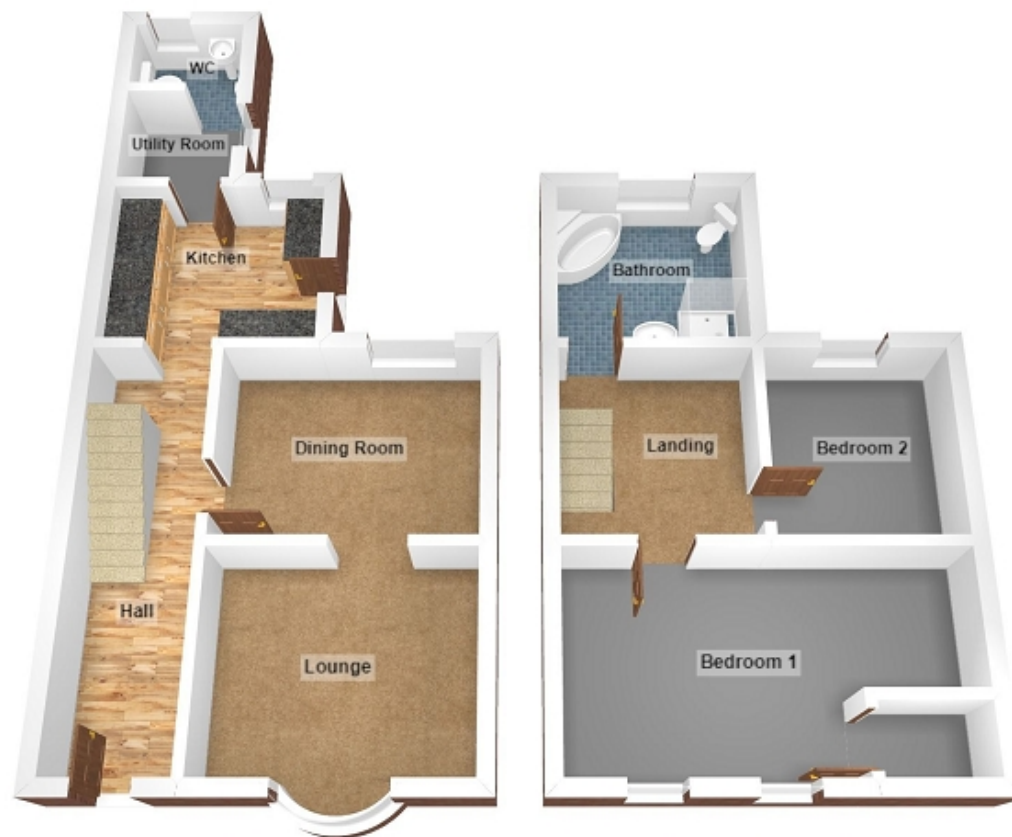
Enclosed rear garden with access through to the detached double garage with traditional up and over door, fluorescent strip light and storage in the rafters.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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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