

Payton  
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Caines



Cheltenham Terrace, Bridgend, Bridgend  
County. CF31 3AH

£172,500





# Cheltenham Terrace, Bridgend, Bridgend County. CF31 3AH

Traditional mid terraced house comprising entrance hall, open plan lounge/diner, kitchen, bathroom, lean-to and three double bedrooms. Central Bridgend town centre location. SOLD WITH NO ONWARD CHAIN.

£172,500 - Freehold

- Traditional mid terraced house
- Central town centre location
- Generous detached garage to the rear
- IDEAL BUY TO LET INVESTMENT
- Three double bedrooms
- Sold with no onward chain
- EPC - D / Council tax - C





## DESCRIPTION

Introducing this three bedroom mid terrace house situated close to Bridgend town centre and offering three good size double bedrooms, an open plan lounge / diner and a detached garage to the rear. The property has been recently redecorated throughout and would make an ideal first time or investor purchase. **SOLD WITH NO ONGOING CHAIN.**

### Key Features

3 DOUBLE bedrooms

Close to town centre

Walking distance of the mainline train station

Close to Oldcastle and Penybont primary schools

Close to Brynteg Comprehensive school

## ENTRANCE

Via frosted glazed PVCu front door into the entrance hall.

## ENTRANCE HALL

Emulsioned walls, skirting and original wood block Herringbone finished floor, wall mounted fuse box and electrics, stairs to the first floor and doorway through to the open plan kitchen/diner.

## KITCHEN/DINER (20' 10" x 11' 2") or (6.35m x 3.40m)

Dual aspect natural light via double glazed timber framed window to the front and a single glazed timber framed window to the rear and finished with matching light pendants and wall lights. Emulsioned walls, skirting and a continuation of the wood block flooring. Two radiators, under stairs storage and doorway through to the kitchen.

## KITCHEN (10' 10" x 8' 10") or (3.30m x 2.70m)

Single glazed timber framed window looking into the lean-to and a frosted glazed timber door, finished with a coved ceiling, recessed spot lights, emulsioned walls and ceramic tiled flooring. A range of low level and wall mounted kitchen units in a beech finish with a complementary roll top work surface, inset sink with mixer tap and drainer, integrated waist height electric oven, four gas ring hob and overhead extractor hood and space for fridge/freezer.

## DOWNSTAIRS BATHROOM

PVCu frosted glazed window to the rear, ceiling mounted extractor, emulsioned ceiling with recessed spot lights, full height ceramic tiles to the wall and to the floor. Four piece suite in white comprising w.c. wash hand basin, corner bath and a corner separate shower cubicle housing a plumbed shower and wall mounted heated towel rail.

## LEAN-TO

Polycarbonate roof, sliding patio doors leading to the rear garden, plumbing for washing machine, ideal for storage and recycling.



## LANDING

Via stairs with fitted carpet and wooden balustrade to the half landing with a step up to bedroom three.

## BEDROOM 3 (11' 0" x 8' 10") or (3.35m x 2.70m)

PVCu double glazed window to the side, central spot lights, emulsioned walls, skirting and exposed floorboards. Wall mounted Baxi combination boiler.

## BEDROOM 2 (11' 2" x 8' 10") or (3.40m x 2.70m)

Overlooking the rear via PVCu double glazed window and finished with central pendant, emulsioned walls, skirting and exposed floorboards.

## BEDROOM 1 (9' 10" x 14' 7") or (3.00m x 4.45m)


Overlooking the front via two PVCu double glazed timber framed windows and finished with central light pendant, emulsioned walls, skirting and exposed floorboards. Floor to ceiling and wall to wall fitted wardrobes with sliding mirrored doors.

## OUTSIDE

Enclosed rear garden laid to lawn with paving slab pathway leading to the rear detached garage with a roller shutter door, dimensions of 4.6m x 4.1m.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



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