

NAEA  
**GARETH L. EDWARDS**  
ESTATE AGENT VALUER

4-6 Dunraven Place, Bridgend. CF31 1JD

Sales: (01656) 653274 Rentals: (01656) 655061 Fax: (01656) 766568

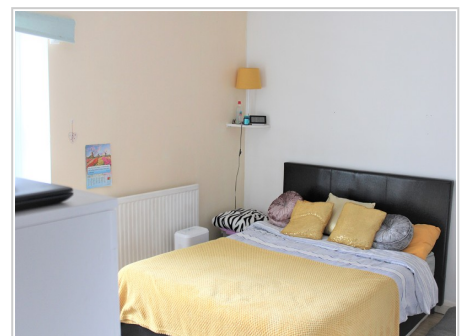
Email: [bridgend@garethledwards.com](mailto:bridgend@garethledwards.com) Web: [www.garethledwards.com](http://www.garethledwards.com)

13 Brook Street  
Bridgend  
Bridgend County.  
CF31 1HG

134,995



- \*NO ONGOING CHAIN\*
- Ideal for First Time Buyer or Investor
- Close to Town Centre
- Two Double Bedrooms
- Gas Central Heating & Upvc double glazing
- Garden & access to rear



Ref: PRA11604

Viewing Instructions: Strictly By Appointment Only

## General Description

Traditional two double-bedroom mid-terrace property with open plan living & separate sitting room located in Bridgend. The property has rear lane access, enclosed garden, uPVC double glazing and gas central heating via a combination boiler. The property is being sold with no ongoing chain and is an ideal purchase for a first-time buyer or investor. The property is within walking distance of the town centre with all its facilities and amenities including the main line train station, Junction 36 of the M4 motorway.

The property comprises: - GROUND FLOOR: - Entrance and Hallway; Sitting Room; Open-Plan Lounge/Kitchen/Diner; Inner Hallway; Family Bathroom. FIRST FLOOR: - Landing; Master Bedroom and One further bedroom. OUTSIDE: - On street to front, Rear: enclosed rear garden with double gates to rear, Astro turf area, patio area.

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## Accommodation

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### Ground Floor

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#### Entrance and Hallway

Via a uPVC double glazed front door with arched stained-glass panel entering the hall with laminated flooring, textured ceiling, access to first floor.

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#### Sitting Room (11' 3" x 11' 3") or (3.44m x 3.44m)

uPVC double glazed window to the front, fitted carpet, one radiator, two recesses either side of the fire breast wall, artex ceiling, spotlighting, Georgian glass door into: -

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#### Open-Plan Lounge/Kitchen/Diner

6.199m x 4.531m x 2.396m x 3.740m

##### Lounge Area

Laminated flooring, one radiator, artex ceiling, spotlighting, two recesses either side of the fire breast wall, under stairs storage area.

##### Kitchen Area

Range of base and wall units in high gloss white, complimentary worktop with breakfast bar area, chrome gas hob, electric oven, round stainless steel sink unit with chrome mixer taps, splashback tiling, uPVC double glazed window to the rear, laminated flooring, space for fridge and freezer, plumbed for automatic washing machine, space for tumble dryer, glass Georgian door into:-

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#### Inner Hallway

ceramic tiling to the floor, half glazed uPVC door to the side

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#### Family Bathroom

Three-piece suite in white with chrome fittings, heated towel rail, tiled around the bath area, half tiled walls around, uPVC obscure glazed window to the side, artex ceiling.

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### First Floor

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## Landing

Fitted carpet, artex ceiling.

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## Master Bedroom (14' 2" x 14' 4") or (4.33m x 4.37m)

uPVC double glazed window to the rear, laminated flooring, artex ceiling, door leading into a cupboard with ample storage.

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## Bedroom 2 (12' 8" x 15' 5") or (3.87m x 4.69m)

uPVC double glazed window to the front, laminated flooring, artex ceiling, loft access, one radiator.

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## Outside

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### Front

On street parking

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### Rear

Enclosed rear garden, Astro turf area, double wooden gates, patio area, rear lane access.

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## Services

Mains electricity, mains water, mains gas, mains drainage

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band B

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*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*