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30 Tairfelin Bridgend Bridgend County. CF31 1SH

110,000



- NO ONGOING CHAIN
- Ideal for First-Time Buyer or investor
- · Three Bedroom End of Link Property
- 2 Reception rooms & cloakroom
- Walking distance of Bridgend town centre
- · Internal Viewing Recommended









Ref: PRA11843

Viewing Instructions: Strictly By Appointment Only



General Description

Close to Bridgend Town Centre this three-bedroom end of link property. The property offers quality fitted kitchen, 2 reception rooms downstairs cloak room & storage room. All carpets, blinds and light fittings are to remain. The property has uPVC double glazing and gas central heating. The property is being sold with no ongoing chain & would be an ideal purchase for a first-time buyer or investor. The property provides good access to local facilities and amenities and is within walking distance of Bridgend Town Centre with all its amenities and facilities including the main line train station, Bridgend Life Centre, and Library. The property also has good access to junction 36 of the M4 motorway and the McArthur Glen Designer Outlet.

The property comprises: - GROUND FLOOR: - Entrance; L-Shaped Hallway; Downstairs Cloakroom; Lounge; Dining Room; Kitchen, storgage. FIRST FLOOR: - Landing; Master Bedroom and two further bedrooms; Family Bathroom. OUTSIDE: - Open-plan front and an enclosed forecourt at rear.

Accommodation

Ground Floor

Entrance

via a half-glazed uPVC door leading into: -



L Shaped Hallway

Combination of ceramic tiling and laminate flooring, coved and textured ceiling, access to first floor, two radiators, door leading into a storage room with ample storage, uPVC obscure glazed window to the side, and a wall mounted Baxi combination boiler.

Half glazed uPVC door with an obscure glazed window leading to the back forecourt.



Downstairs Cloakroom

Two-piece suite in white with chrome fittings, fully tiled walls, tiled ceiling with spotlighting, uPVC obscure glazed window to the rear, ceramic tiling to the floor.



Lounge (11' 7" x 15' 11") or (3.52m x 4.86m)

uPVC window to the front, fitted carpet, two radiators, coved and textured ceiling, rose centrepiece.



Dining Room (9' 4" x 10' 2") or (2.84m x 3.11m)

uPVC window to the front, fitted carpet, one radiator, coved and textured ceiling.



Kitchen (9' 8" x 8' 0") or (2.95m x 2.45m)

Range of base and wall units in light oak with chrome fittings, two glass display cabinets, complimentary worktop, stainless steel sink unit with chrome mixer taps, chrome gas hob, electric oven, extractor fan, integrated fridge and freezer, ceramic tiling to the floor, one radiator, splashback tiling, coved and tiled ceiling, uPVC window to the front, louvre door into a pantry with storage.

First Floor



Landing

uPVC window to the rear, fitted carpet, coved and artex ceiling with rose centrepiece, door leading into the airing cupboard with ample storage.



Master Bedroom (15' 9" x 9' 0") or (4.81m x 2.74m)

Spacious master bedroom with fitted carpet, two radiators, coved and textured ceiling.



Bedroom 2 (12' 3" x 9' 2") or (3.74m x 2.80m)

uPVC window to the front, fitted carpet, one radiator, coved and artexed ceiling, double louvre doors leading into a fitted cupboard with ample storage.



Bedroom 3 (9' 5" x 6' 9") or (2.88m x 2.07m)

uPVC window to the front, fitted carpet, one radiator, coved and artex ceiling, louvre door leading into a storage cupboard with ample storage.



Family Bathroom

Three-piece suite in white with chrome fittings, sink set in a high gloss white vanity unit with chrome fittings, electric shower over the bath with a glass shower screen, fully tiled walls with attractive tiling, uPVC obscure glazed window to the rear, vinyl flooring, chrome heated towel rail, skimmed ceiling with spotlighting, extractor fan.

Outside

Front

Open-plan front.



Rear

Enclosed forecourt area.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band A



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.