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6 High View Bridgend CF31 1TL

149,995



- \*NO ONGOING CHAIN\*
- Three Bedroom End of Link Property
- Fitted Kitchen & Utility Area
- Front & Rear Gardens
- Walking Distance of Bridgend Town Centre
- · Internal Viewing Recommended









**REDUCED** 

Ref: PRA11952

Viewing Instructions: Strictly By Appointment Only



## **General Description**

Gareth L. Edwards are pleased to present this three-bedroom end of link property located within walking distance of Bridgend Town Centre. The property benefits from quality fitted kitchen & utility area, uPVC double glazing & gas central heating via a combination boiler which is approximately two years old. All carpets, light fittings, blinds are to remain, most furniture is also to remain. The property is conveniently located within walking distance of Bridgend Town Centre with all its facilities and amenities together with the mainline train station; local schools; easy access to the Princess of Wales Hospital and is also within easy access to junction 36 of the M4 motorway and the McArthur Glen Designer Outlet.

The property comprises: - GROUND FLOOR: - Entrance; Hallway; Lounge; Kitchen; Inner Hallway; Utility Area. FIRST FLOOR: - Landing; Family Shower Room; Master Bedroom and Two further bedrooms. OUTSIDE: - On street parking at front with garden to rear.

### Accommodation

### **Ground Floor**

#### **Entrance**

via a composite two tone front door with two attractive stained-glass panels, uPVC panel at the side with a stained-glass panel.

## Hallway

Attractive laminated flooring, access to first floor, artex ceiling, one radiator.



## Lounge (13' 7" x 12' 7") or (4.15m x 3.83m)

uPVC window to the front with views to the front, attractive laminated flooring, coved and artex ceiling, two arch recesses, cream fire surround with a marble hearth and marble inset with an electric fire, white panel door leading into a storage cupboard with ample storage, one double radiator, white panel sliding door leading into: -



# Kitchen (10' 11" x 10' 5") or (3.32m x 3.18m)

Quality fitted kitchen in cream with chrome fittings, complimentary worktop, ceramic sink unit with chrome mixer taps, chrome gas hob with an attractive black cooker hood, eye level electric oven and built-in microwave which is to remain, integrated fridge and freezer, integrated dishwasher, attractive splashback tiling, ceramic tiling to the floor, one radiator, skimmed ceiling, uPVC window to the rear, ample room for table and chairs, double white bi-folding doors leading out to an inner hallway.

# Inner Hallway

Ceramic tiling to the floor, two tone composite door with an obscure glazed panel, fully tiled walls. Range base & wall units in pine with work top.

## **Utility Room**

Wall mounted combination boiler, ceramic tiling to the floor, space for fridge and freezer or tumble dryer, wood strip ceiling, corner sink unit.

#### First Floor

### Landing

Fitted carpet, artex ceiling, loft access.

## Family Shower Room

Three-piece suite in white with chrome fittings, the sink is set in a high gloss vanity unit, corner shower cubicle, fully tiled inside the shower cubicle with a chrome power shower, fully tiled walls around the shower room, chrome heated towel rail, PVC ceiling, uPVC obscure glazed window to the rear, tiled laminate flooring.

# Master Bedroom (15' 0" x 10' 2") or (4.56m x 3.09m)

uPVC window to the front, attractive laminated flooring, artex ceiling, range of light beech fitted wardrobes with chrome fittings and shower cubicle, one radiator.

# Bedroom 2 (9' 5" x 9' 7") or (2.88m x 2.91m)

uPVC window to the rear, attractive laminate flooring, one radiator, artex ceiling.

# Bedroom 3 (10' 9" x 6' 9") or (3.28m x 2.06m)

uPVC window to the rear, attractive laminate flooring, uPVC window to the front, artex ceiling, built-in cupboard.

### Outside

### **Front**

On street parking with a generous size garden laid to lawn and patio area.



### Rear

Patio area, decking area, pea gravelled area and a Perspex undercover, side access.

#### Services

Mains electricity, mains water, mains gas, mains drainage

### **EPC Rating:64**

### **Tenure**

We are informed that the tenure is Freehold

### Council Tax

#### Band B











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.