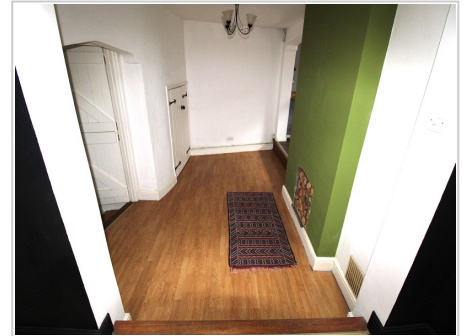


29 Newcastle Hill
Bridgend
CF31 4EY

184,995



- Quirky Period & Deceptive Period Cottage
- Full of Character & Features
- Two Bedrooms Plus An Attic Room
- Partial uPVC Double Glazing
- Gas Central Heating From Combination Boiler
- Walking Distance of Bridgend Town Centre
- Court Yard Garden Plus First Floor Balcony
- Internal Viewing Recommended



Ref: PRA11874

Viewing Instructions: Strictly By Appointment Only

General Description

Gareth L Edwards Ltd are pleased to offer this quirky and deceptive period cottage with its accommodation laying on multiple levels with some original and quirky features. Located in the conservation area of Newcastle Hill which is steeped in local history and sitting within walking distance of St. Illtyd's Parish Church, the Medieval Castle Ruin, Newbridge Fields and the Town Centre, with all its facilities and amenities including the Mainline Train Station. Bridgend lies just off junction 36 of the M4 Motorway at the McArthurGlen Designer Outlet and offers good access to the Heritage Coastline at Ogmore By Sea and Southerndown. Offered for sale with partial uPVC double glazing, gas central heating and a range of floor coverings with beamed ceilings, irregular shaped rooms and curved walls, this unique property needs to be seen to be appreciated.

Accommodation

Ground Floor

Entrance

via a uPVC double glazed front door.



Snug & Lounge (13' 8" x 12' 7" x 9' 10") or (4.16m x 3.83m x 3.0m)

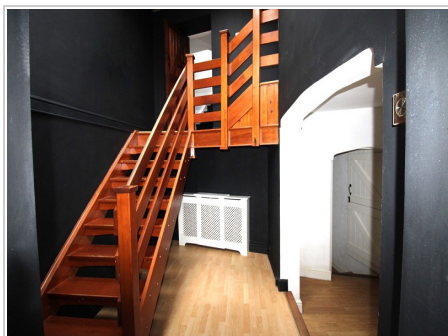
Artex and beamed ceiling, wall lighting, recess shelving to curved wall with a recess which was potentially an old fireplace, laminate floor, double locker cupboards above the front door with the electric fuse box, uPVC double glazed window to the front, one radiator, steps up to the stable latch key door which takes you through to:-

Dining/Study Area



Dining Area (11' 1" x 8' 10") or (3.37m x 2.70m)

Skimmed ceiling, laminate floor, door leading down to concrete steps which would have lead down to possible basement at one time which now offers good storage, open access to the kitchen, then step up to:-



Study Area (11' 3" x 7' 3") or (3.43m x 2.20m)

This area also incorporates the open-plan open-tread staircase leading up to the first floor where the ceiling raises up to a level which is wood clad with two inset ceiling feature glazed panels with coloured and leaded detail where there are also four wooden glazed panels (two are window openings) looking out onto the rear balcony flooding light into this area. Single radiator, laminated floor, door leading into:-



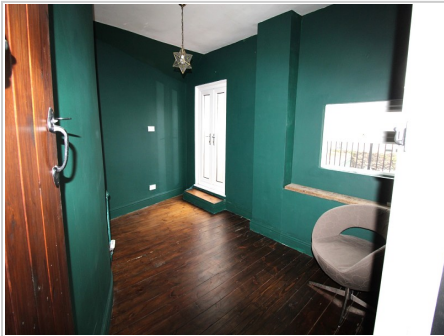
Kitchen (14' 5" x 6' 11") or (4.40m x 2.10m)

The kitchen is fitted in a cream and chrome theme the fitted kitchen including an inset single drainer stainless steel sink unit set in work surface areas with a matching splashback plinth, space and plumbing for washing machine and dishwasher, breakfast bar, cupboard housing the Worcester combination gas central heating boiler, further work surface area, plinth splashback, inset four ring ceramic hob, electric under oven, space for under counter fridge, three drawer unit, shelving, vinyl tile effect floor, wooden single glazed window to rear, double radiator, skimmed ceiling with inset spotlights, stable wooden door leading out to the courtyard garden.



Downstairs Shower Room (7' 4" x 6' 7") or (2.24m x 2.01m)

Low level WC, pedestal wash hand basin, walk-in easy access double shower cubicle, tiled walls in shower cubicle with a dual head shower, half tiled walls from suite with a wooden obscure glazed window to rear, chrome heated towel rail, electric shaving point, tiled floor, skimmed ceiling, inset spotlights, extractor unit.



Bedroom One (14' 5" x 7' 1" x 9' 6") or (4.40m x 2.15m x 2.90m)

Varnished floorboards, curved wall, one radiator, skimmed ceiling, wall to wall shelving, uPVC double glazed window and French doors leading out to and overlooking the balcony.

Door leading into an inner hallway and leading out to:-



Bedroom Two (13' 7" x 9' 0") or (4.13m x 2.74m)

Artex and beamed ceiling, period style door leading into built-in wardrobes/storage cupboard, stained original floorboards, double doors leading into hanging rail and shelving, single door with hanging rail and shelving, under stairs stained door complementing the floor, original period fireplace and hearth, radiator, uPVC double glazed window to front, further staircase leading up to:-



Attic Room . (9' 11" x 12' 11") or (3.03m x 3.93m)

Pitched artex and beamed ceiling, stained wooden floorboards, balustrade stairwell, two wooden double glazed velux windows to the rear, recess to the curved wall.

Front

On street parking



Rear

Courtyard garden is surrounded by original stone walls, the courtyard is paved and with some raised established borders, an area that is chipped, outside block built garden store, to the house itself there is an undercover canopy, outside tap.

Balcony Terrace

First floor Balcony accessed from Bedroom 1 with wrought iron railings and could accommodate a seating and Al Fresco dining area.

Services

Mains electricity, mains water, mains gas, mains drainage

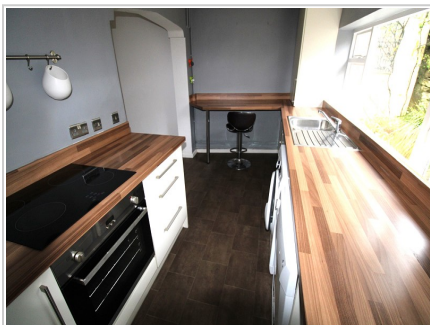
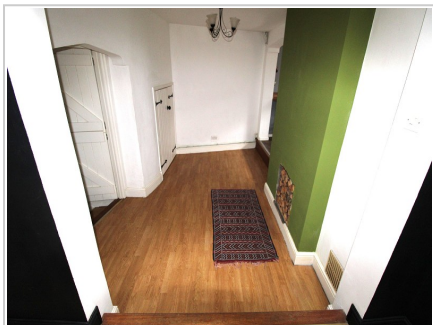
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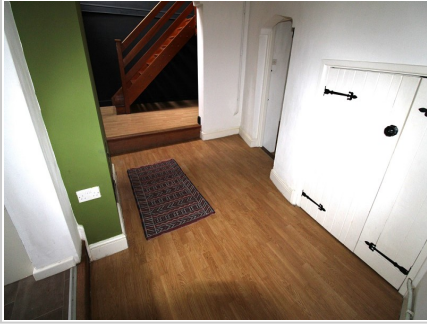
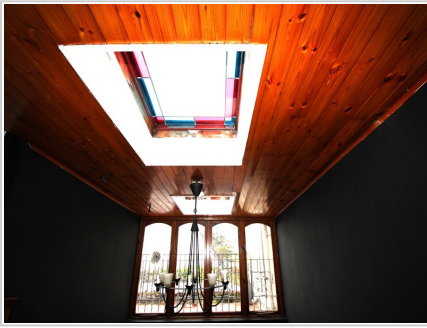
Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified





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.