

43 Pendre  
Bridgend  
Bridgend County.  
CF31 1PE

189,995



- \*NO ONGOING CHAIN\*
- GENEROUS SIZE CORNER PLOT
- 3 Bedroom End-Link Property
- uPVC Double Glazing & Gas Central Heating
- Driveway Parking to Side
- Some Updating Required
- \*IDEAL FIRST TIME BUY\*



**REDUCED**

Ref: PRA11955

Viewing Instructions: Strictly By Appointment Only

## General Description

\*NO ONGOING CHAIN\* - Gareth L Edwards Ltd are pleased to offer this three-bedroom end-link property set on a generous size corner plot with driveway parking located in Bridgend. The property has uPVC double glazing and gas central heating, all carpets, blinds and light fittings are to remain. The property has access to local facilities and amenities including The Princess of Wales Hospital; Bridgend Town Centre with all its facilities and amenities including the main line train station. The property is also within easy access of junction 36 of the M4 Motorway and The McArthur Glen Designer Outlet.

The property comprises: - GROUND FLOOR: - Entrance; Hallway; Sitting Room; Lounge; Kitchen. FIRST FLOOR: - Landing; Family Shower Room; Master Bedroom and Two further bedrooms. OUTSIDE: - Front, side and rear gardens with driveway parking.

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## Accommodation

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### Ground Floor

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#### Entrance

Via a uPVC door with an arched stained-glass panel entering: -

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#### Hallway

Fitted carpet, one radiator, coved and artex ceiling, access to first floor, to the left-hand side of the hallway there's a white panel door leading into: -



#### Sitting Room (10' 6" x 12' 1") or (3.19m x 3.68m)

uPVC window to the front, uPVC window to the side, fitted carpet, one radiator. coved and artex ceiling, rose centrepiece, two recesses either side of the fire breast wall, tiled fireplace with a living flame gas fire set on a tiled hearth.



#### Lounge (15' 3" x 14' 2") or (4.64m x 4.32m)

uPVC window to the front, uPVC French doors to the rear, fitted carpet, one double radiator, coved and artex ceiling, mahogany fire surround with a tiled hearth and inset with an electric fire inset.





### Kitchen (13' 7" x 8' 1") or (4.15m x 2.47m)

Range of base and wall units in medium oak, complimentary worktop, splashback tiling, gas hob, electric oven, extractor fan, stainless steel sink unit, space for fridge-freezer, plumbed for automatic washing machine, vinyl flooring, one double radiator, artex ceiling and strip lighting, uPVC window to the rear, fully uPVC obscure glazed door to the rear, double fitted cupboards with storage.

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## First Floor



### Landing

Fitted carpet, artex ceiling, loft access, uPVC window to the rear, door leading into a cupboard housing the Vaillant Combination Boiler, door leading into: -



### Family Shower Room

Low level WC and sink unit, walk-in shower, non-slip flooring, fully tiled walls around the shower area, sink and WC, uPVC obscure glazed window to the side, one radiator, artex ceiling, extractor fan.



### Master Bedroom (13' 9" x 12' 6") or (4.20m x 3.80m)

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



### Bedroom Two (10' 8" x 12' 1") or (3.25m x 3.69m)

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



Bedroom Three (9' 11" x 6' 9") or (3.02m x 2.07m)

uPVC window to the rear, fitted carpet, one radiator, artex ceiling.

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## Outside

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### Front

Gate leading up to the front door, pea gravelled area and concrete path.

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### Rear

Generous size rear garden with a garden laid to lawn with mature plants and shrubs, patio area, wooden shed.

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### Side

Generous size garden laid to lawn with mature trees, plants and shrubs, double wrought iron gates leading up to a driveway with ample parking.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:69

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band C

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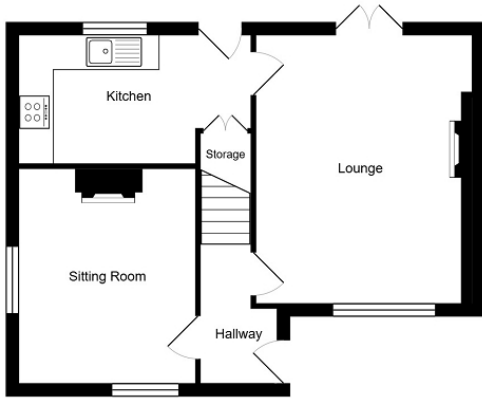


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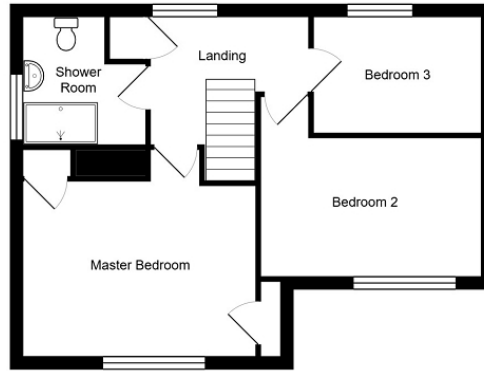
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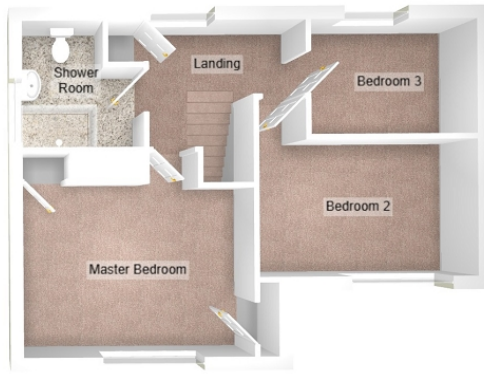
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

*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.*