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2 Mount Pleasant
Aberkenfig
Bridgend
Bridgend County.
CF32 9AG

134,995



- No Ongoing Chain
- Ideal For First Time Buyer
- 2 bedroom Mid-Terrace Property
- uPVC Double Glazing & Gas Central Heating
- Open Views To Front
- Front & Rear Gardens
- Walking Distance of All Local Amenities

Ref: PRA11991

General Description

*No Ongoing Chain & Ideal for a First-Time Buyer * - Gareth L Edwards Ltd are pleased to offer this two-bedroom mid-terrace property in the village of Aberkenfig. The property benefits from uPVC double glazing & gas central heating, all carpets & light fittings are to remain. The property has good access to all its local amenities; local schools; & Tondu retail park, local train link, Junction 36 of the M4 Motorway; Bridgend Town Centre with all its facilities and amenities including the main line train station and the McArthur Glen Designer Outlet.

The property comprises: - GROUND FLOOR: - Entrance; Hallway; Spacious Lounge/Diner; Kitchen; outer Hallway; Shower Room. FIRST FLOOR: - Landing; Master Bedroom and One further bedroom. OUTSIDE: - Front & rear gardens.

Accommodation

Ground Floor

Entrance

via a uPVC double glazed front door with leaded light feature.

Entrance Hall

Light grey laminate flooring, one radiator, skimmed ceiling, access to first floor, white panel contemporary door leading into: -



Open-Plan Lounge/Diner (20' 2" x 12' 6") or (6.14m x 3.82m)

uPVC window to the front with leaded light feature, light grey laminate flooring, two radiators, skimmed ceiling, window to the rear.

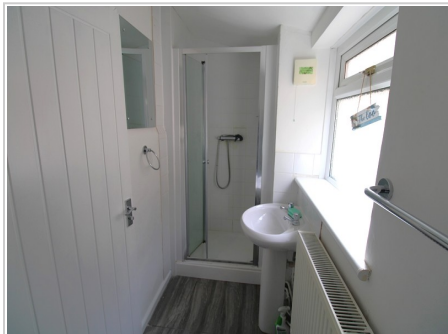


Kitchen

Range of base and wall units in white high gloss with chrome fittings, complimentary worktop, one and a half stainless steel sink unit with chrome mixer taps, splashback tiling, electric hob & oven with chrome splashback and cooker hood, automatic washing machine to remain, ceramic light grey tiling to the floor, feature skimmed ceiling with two skylight windows, archway leading into an ample storage area, white bi-folding door leading out to:-

Inner Hallway

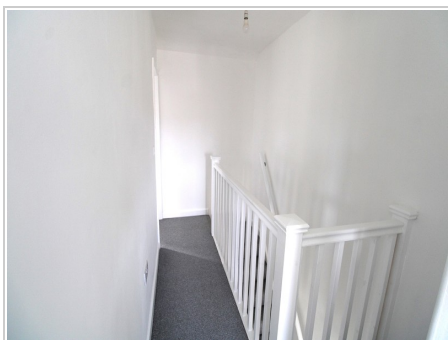
ceramic tiling to the floor, half glazed uPVC door to the rear, uPVC panel & window to the rear.



Shower Room

Three-piece suite in white with chrome fittings, chrome power shower, fully tiled inside the shower cubicle, sink & WC, half tiled around the sink unit & WC, grey ceramic tiling to the floor, two uPVC obscure glazed windows to the rear, skimmed ceiling.

First Floor



First Floor Landing

Fitted carpet, white spindle staircase, skimmed ceiling, loft access.



Master Bedroom (15' 3" x 9' 3") or (4.65m x 2.82m)

Spacious master bedroom with fitted carpet, two uPVC windows to the front with leaded light feature, one radiator, skimmed ceiling.



Bedroom 2 (10' 11" x 9' 5") or (3.32m x 2.87m)

uPVC window to the rear, fitted carpet, one radiator, skimmed ceiling, contemporary white panel door with chrome fittings leading into a cupboard with ample storage and housing the Worcester Combination Boiler.

Outside



Front

Garden laid to lawn.



Rear

Outside storage area, elevated garden with glasshouse to remain.

Disclaimer

Note: The services have not been tested by the agent.

The measurements herein contained have been taken with a sonic tape and their accuracy cannot be guaranteed, they are for guidance only and should not be relied upon.

These details are merely the opinion of the agent; therefore, possible buyers should check the relevant points to form their own conclusions.

Viewing: By appointment via the Bridgend Office, we shall be pleased to arrange access. However, we do recommend that potential buyers 'drive by' the area prior to making a firm appointment.

THESE DETAILS ARE SUBJECT TO VENDOR APPROVAL AND MAY BE AMENDED.

Services

EPC Rating:56

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.