



32 Cheltenham Terrace
Bridgend
CF31 3AH

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Bridgend, CF31 3AH

Mid Terraced Property Close To Bridgend Town Centre.

£119,995 - Freehold

- A Traditional Mid Terraced Property
- Ideally Located Within Walking Distance Of Bridgend Town Centre
- Entrance Hall
- Lounge, Dining Room
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Family Bathroom
- Detached Garage
- Rear Landscaped Garden
- EPC Rating 'D'

Bridgend Town Centre – 0.5 miles

M4 (J36) – 2.0 miles

Cardiff City Centre – 25.4 miles

Swansea City Centre – 23.6 miles

(All distances are approximate)



The Property

The property is entered via UPVC front door into spacious Entrance Hallway with carpeted flooring and a central ceiling light point. The carpeted staircase leads to the First Floor Landing. Door leads off into: The Lounge is fitted with a central feature gas fireplace with marble hearth and surround, central ceiling light point and carpeted flooring. Door leads off into: The Dining Room benefits from carpeted flooring, central ceiling light point and a double glazed UPVC window to front elevation. The Kitchen/Breakfast Room has been comprehensively fitted with a range of wall and base units with roll top laminate work surfaces, integral fridge and "Electrolux" oven/grill with 4-ring induction hob and extractor fan above, single stainless steel inset sink. Storage cupboards and UPVC door leading to rear elevation with window adjacent.

The First Floor Landing is accessed via carpeted staircase onto split level landing with carpeted flooring, central ceiling light point, airing cupboard and hatch to loft area. Doors lead off into: Bedroom1 is a large double bedroom with two double glazed UPVC windows to the front elevation. Carpeted flooring and central ceiling light point. Bedroom 2 is a second double bedroom with carpeted flooring and central ceiling light point. Double glazed UPVC window to the rear elevation. The Family Bathroom is fitted with a 3-piece suite comprising low level dual flush WC, wall mounted vanity sink and panelled bath with electric shower above. Obscured glazed UPVC window to the rear elevation and storage cupboard housing combi boiler. Carpeted flooring and central ceiling light point.

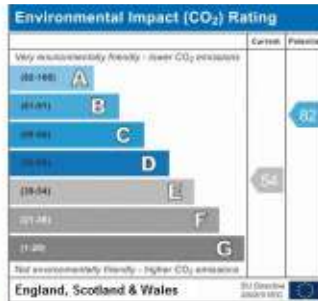
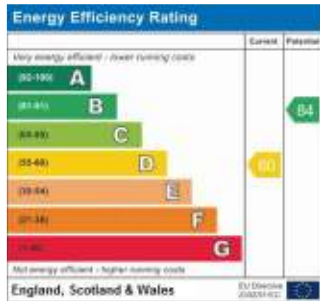
To the rear of the property is an enclosed garden with outside WC. The garden has been landscaped and predominantly paved with gravelled areas and borders housing a range of mature shrubs and bushes. Off road parking can be gained via rear lane access with space for one vehicle and a larger than average detached garage fitted with electrics and lighting.

Services are all mains connected

Tenure is freehold.



Floorplan & EPC



Ground Floor
Approx. 46.4 sq. metres (499.4 sq. feet)



First Floor
Approx. 41.1 sq. metres (442.0 sq. feet)



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Although these particulars, together with photographs and floor plans are intended to give a fair description of the property, they do not form any part of a contract. The vendors, their agents, Watts and Morgan and persons in their employ do not give a warranty whatever in relation to this property. All measurements are approximate. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Watts and Morgan.

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