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38 Highland Place
Bridgend, CF31 1LS

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Asking price **£135,000**

Located within walking distance to Bridgend Town Centre, the Princess of Wales Hospital and convenient commuter access to junction 36 of the M4 is this stone fronted, three bedroom mid terrace family home.

Ideal first time buyer or buy to let investment property

Within walking distance of Bridgend Town Centre, local amenities and hospital

Two reception rooms

Contemporary fitted kitchen with Range cooker

Three bedrooms to the first floor

Low maintenance rear garden with lane access

PVCu double glazing throughout

Viewings highly recommended





This mid terraced family home offers well proportioned living space and three bedrooms to the first floor.

The property is entered via a PVCu and glazed panelled door into an entrance hallway, with stairs rising to the first floor and doorways giving access to the front and rear reception rooms. The front reception room is currently being used as a workspace and features a double glazed window offering light and views of the quiet street and a chimney breast to allow an option for installation of a fire place. Continuing along the hallway, leads into the rear reception room. The room is filled with natural light from a PVCu obscure double glazed door which also provides access into the rear garden. Ornate cabinets offering shelving

storage are mounted within the alcoves and there is a useful under stairs storage cupboard. Beyond the rear reception room is the kitchen which has been fitted with a range of contemporary base and wall mounted units, with a black granite effect worksurface over. There is a large window to the side, space for two appliances and a Range cooker fitted. Finally on the ground floor is the family bathroom. The room has been fitted with a white three piece suite comprising; corner bath with shower head attachment, wall mounted wash hand basin and a low level WC. The room has floor to ceiling wall tiles and benefits from a large obscure double glazed window.

To the first floor a split level landing gives access to the three bedrooms. Bedroom one is located to the front of the property and is a generous sized double bedroom. There are two double glazed windows flooding the room with natural light, fitted wardrobes and a convenient storage cupboard. Across the landing are the two remaining bedrooms. Both bedrooms benefit from double glazed windows offering views over the rear garden. Bedroom two is a good sized single bedroom and bedroom three is a well proportioned single bedroom.

Outside to the front of the property the front door is accessed direct from the pavement of a quiet street. The street is wide enough to accommodate street parking on both sides. To the rear of the property is a good sized low maintenance garden, laid mainly to artificial grass. The original stone boundary walls still remain with rear lane allowing for access direct into the garden. The garden also benefits from a water feature.

Viewings on this property are highly recommended to fully appreciate the accommodation on offer within this convenient location.

AWAITING FLOORPLAN





Directions

From Bridgend Town Centre proceed up Coity Road towards the Princess of Wales Hospital take the third right hand turning onto Highland Place with number 38 will be found on the right hand side.

Tenure

Freehold

Services

All main services
Council Tax Band B
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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AWAITING EPC

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