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herbert r thomas

5 Pentre Beili Place
Lewistown, Bridgend, CF32
7LR

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5 Pentre Beili Place

Asking price **£99,950**

Situated within the picturesque Lewistown with outstanding rural views is this three-bedroom mid terrace property. Found in need of modernisation the property is an ideal first-time purchase or investment.

Three bedroom stone fronted terrace

Picturesque location

Fantastic opportunity

In need of modernisation

Viewings recommended



Situated in a picturesque location this three-bedroom terrace present an ideal opportunity for refurbishment.

The property is entered via a PVCu double glazed door to the entrance hallway with a staircase rising to the first floor landing and two doors lead off to the lounge and dining room. The lounge has a PVCu double glazed window to the front, feature fireplace and

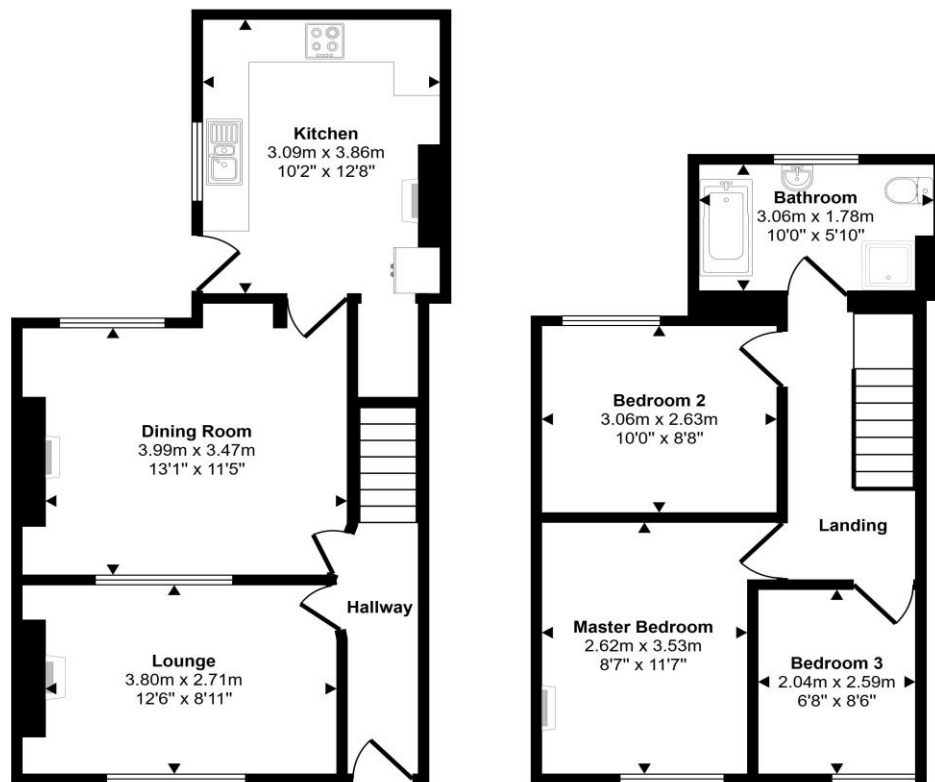
original storage cupboards to the alcoves. The dining room has PVCu a double glazed window to the rear, a stone fronted feature fireplace and a door to the kitchen. The kitchen is fitted with a matching range of base and eye level units with worktop space over the units. There is a built-in double oven, ceramic hob and space for fridge freezer, feature fireplace and

PVCu double glazed window and door to the side.

Upstairs the landing gives access to the three bedrooms and family bathroom. Bedrooms one and three have PVCu double glazed windows to front. The second bedroom has PVCu double glazed window to rear. The family bathroom is fitted with a four-piece suite comprising of bath, wash hand basin, w.c. and shower cubicle. There is a PVCu double glazed window to the rear.

Outside to the rear there is a small courtyard with steep steps leading to an overgrown garden. Viewings on this property are highly recommended to appreciate the opportunity on offer.

Approx Gross Internal Area
83 sq m / 896 sq ft

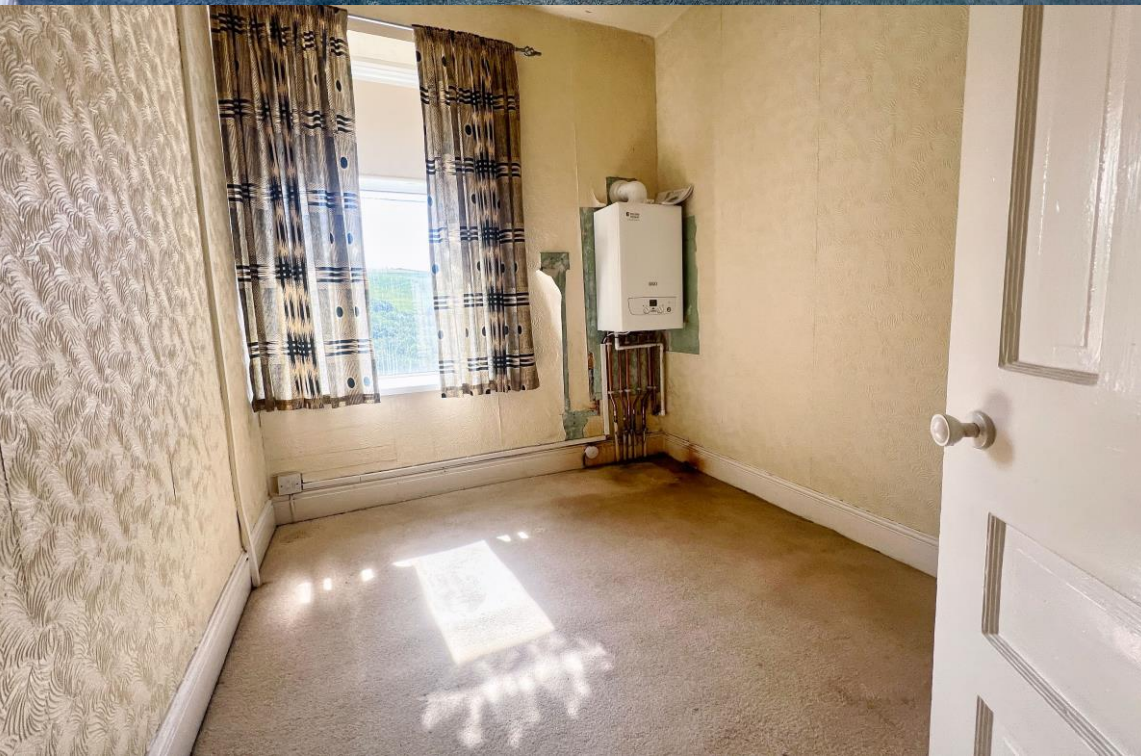


Ground Floor
Approx 46 sq m / 494 sq ft

First Floor
Approx 37 sq m / 402 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





Tenure

Freehold

Services

All mains services
Council Tax Band A
EPC Rating

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & Jams (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

AWAITING EPC

Directions

From Junction 36 of the M4 CF32 9SY, head east for approximately 167 feet. At the roundabout, take the 2nd exit onto the A4061 and continue for 4.5 miles. Then, turn left onto Pentre Beili Place, where your destination will be on the right after about 0.1 miles.

Viewing strictly by appointment
through Herbert R Thomas

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