



2 Edward Street, Bridgend, CF31 3AB Offers Over £135,000

OFFERS OVER £135,000!!!...FIRST TIME BUYER!!!...or LOOKING TO DOWNSIZE!!!...NO FORWARD CHAIN!!! - Pennaf Premier are pleased to offer for sale this two bedroom end terrace property located in the town centre of Bridgend. The property briefly comprises of a lounge, a good size kitchen/diner, utility area and bathroom to the ground floor.

To the first floor there are two double bedrooms. The property benefits from an enclosed rear garden. The property is within walking distance of town centre and Bridgend train station and all local amenities and close to all transport links.

Please call Pennaf Premier on 01639 760033 to arrange a viewing.

Entrance - Lounge

13'10" x 9'4" (4.230 x 2.870)

Enter via Upvc front door into living room. Laminate flooring, emulsion walls, front facing Upvc double glazed window, central light, door leading into kitchen/diner.

Kitchen/Diner

14'0" x 10'11" (4.280 x 3.351)

Fitted kitchen comprising of wall and base units with contrasting laminate worktops, integrated electric oven with gas hob and overhead extraction, inset stainless steel sink and drainer, part tiled walls with emulsion above, radiator, stairs to first floor, space for dining table and chairs.

Utility Area

5'7" x 7'11" (1.714 x 2.415)

Vinyl flooring, emulsion walls, Baxi boiler, plumbing for washing machine, laminate worktop, side facing Upvc rear door giving access to rear garden.

Downstairs Bathroom

7'4" x 6'10" (2.251 x 2.083)

Three piece suite comprising of panelled bath with shower over, W.C., pedestal wash hand basin, vinyl flooring, part tiled walls with emulsion above, radiator, rear facing Upvc double glazed window with obscure glass.



Stairs & Landing

Carpet to the stairs and landing, emulsion walls, rear facing Upvc window.

Bedroom One

9'3" x 14'6" (2.825 x 4.445)

Two front facing Upvc double glazed windows, carpet, emulsion walls, radiator, central light, loft access.

Bedroom Two

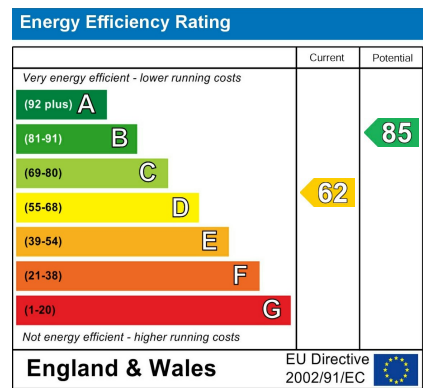
11'6" x 11'3" (3.522 x 3.446)

Carpet flooring, emulsion walls, radiator, central light, rear facing Upvc double glazed window.

Rear Garden

Fully enclosed rear garden, small paved area, steps leading up to lawn area.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.