



10 Maddocks Place
Bridgend, CF31 3BS
£109,950 Freehold

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15426

DESCRIPTION

A Fully Refurbished And Modernised Mid-Terrace Property In A Tucked Away Location, Yet A Short Walk To Bridgend Town Centre. Being Sold With No Ongoing Chain. The Property Briefly Comprises; Entrance Porch, Open Plan Living/Dining Room, Kitchen, Two Bedrooms, Family Bathroom, Lawned Front Garden, And Rear Courtyard Garden. EPC Rating; 'TBC'.

DIRECTIONS

Maddocks Place is conveniently located for Bridgend Town Centre being situated off Nolton Street.

ACCOMMODATION

ENTRANCE PORCH 4' 7" x 4' 3" (1.399m x 1.300m)

Entrance through part glazed uPVC front door into to entrance porch. Laminate flooring and central ceiling light point.

LIVING/DINING ROOM 12' 11" x 22' 10" (3.956m x 6.972m)

Maximum measurements into alcove. Entered through timber and glazed door. A versatile open plan living/dining space with laminate flooring and feature brick wall with central electric flame fire. Double glazed uPVC window to front elevation, two central heating radiators, two central ceiling light point, two wall lights. Carpeted staircase to first floor landing. Archway giving access to:-

KITCHEN 8' 5" x 9' 1" (2.586m x 2.769m)

Fitted with a range of base and wall units with square top laminate work surfaces and one and a half drainer sink. Electric oven with four ring gas hob and stainless steel extractor hood. Integrated fridge and freezer. Space for freestanding washing machine. Central heating radiator. Tiled flooring. uPVC part obscure glazed door and double glazed uPVC window to rear courtyard garden.

FIRST FLOOR LANDING

Carpeted flooring, loft hatch, ceiling light point, wall light point.

BEDROOM ONE 14' 0" x 8' 10" (4.290m x 2.716m)

Cast iron feature fireplace, carpeted flooring, central heating radiator, double glazed uPVC window to front elevation. A range of fitted wardrobes to one wall. Central ceiling light point, wall light point.

BEDROOM TWO 7' 6" x 10' 1" (2.290m x 3.081m)

Carpeted flooring, central heating radiator, central ceiling light point, fitted wardrobes, double glazed uPVC window to rear elevation.

BATHROOM 10' 1" x 5' 4" (3.078m x 1.636m)

Fitted with a three piece white suite comprising; wash basin, dual flush WC and panelled bath with shower over. Tile effect vinyl flooring, chrome effect heated towel rail, obscure glazed uPVC double glazed window to rear elevation. Cupboard containing 'Heatline Monza 28' gas central heating combi-boiler.



OUTSIDE

To the front of the property the garden is mainly laid to lawn with mature shrubbery and path leading to front entrance. To the rear of the property is a small paved courtyard style garden. Parking is available for an additional monthly cost at the church hall to the rear of the property.

SERVICES

All mains services connected to the property.

TENURE

Freehold.

MEASUREMENTS

All measurements have been taken by sonic tape and are approximate and should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed and could be subject to a small margin of error.

ENERGY PERFORMANCE CERTIFICATE

A full copy of the Energy Performance Certificate is available on request.

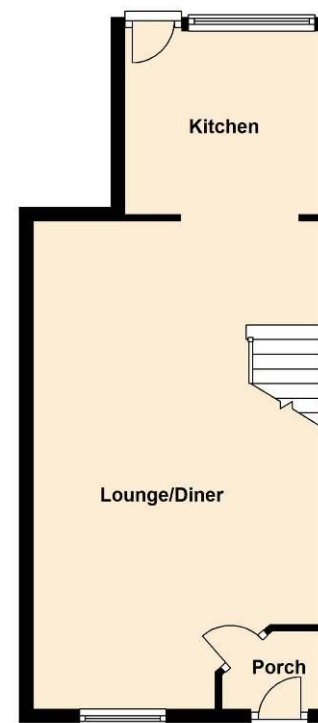
PROCEEDS OF CRIME ACT 2002

Watts and Morgan are obliged to report any knowledge or suspicion of money laundering to The National Crime Agency and should a report prove necessary may be precluded from conducting any further professional work without consent from The National Crime Agency.



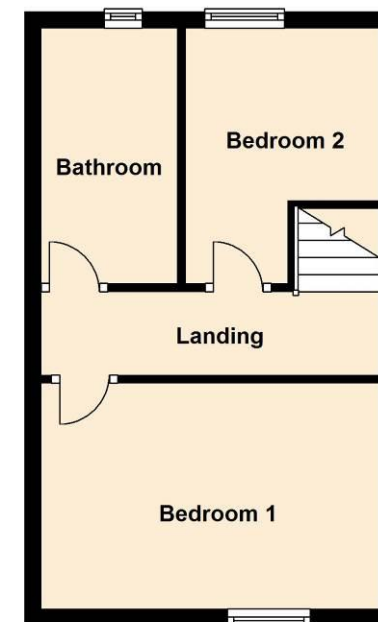
Ground Floor

Approx. 35.3 sq. metres (380.4 sq. feet)



First Floor

Approx. 28.4 sq. metres (305.5 sq. feet)



Chartered Surveyors, Auctioneers and Estate Agents

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