



40 Newcastle Hill, Bridgend - CF31 4EY
Bridgend

Offers Over **£140,000**

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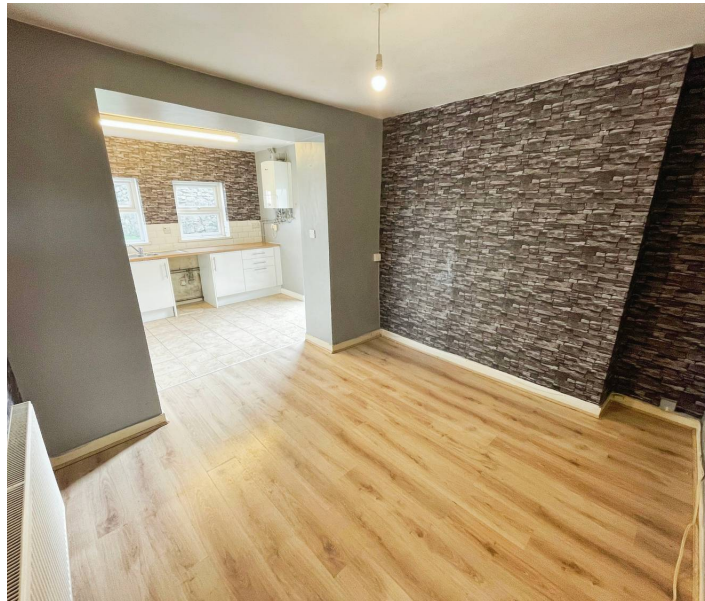
Bridgend

Discover this charming two-bedroom terraced house, offering a perfect blend of comfort and practicality in a sought-after location.

Boasting two inviting reception rooms and a well-appointed bathroom, this property is ideal for those seeking a stylish yet functional living space that can easily accommodate a variety of lifestyles.

Situated in a friendly and established community, this home is within easy reach of local amenities including shops, cafes, parks, and well-regarded schools, making it a fantastic choice for families, professionals, or first-time buyers. Excellent transport links nearby ensure convenient journeys to the city centre and surrounding areas, enhancing your daily commute or weekend adventures.

- Two bedroom mid terraced house
- Walking distance of Bridgend town centre
- Enclosed and private courtyard garden
- Ideal first time or investment purchase
- EPC - C / Council tax - B
- No onward chain





Entrance

Via PVCu front door with glazed panel above into the lounge.

Lounge

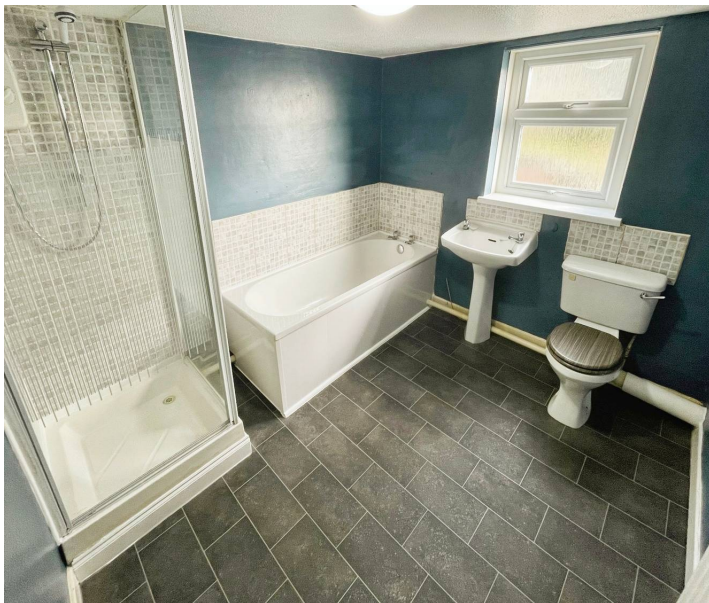
11' 4" x 13' 2" (3.45m x 4.01m)

Plastered and emulsioned ceiling with pendant light, plastered and emulsioned walls with one feature papered wall, skirting and laminate flooring in wood effect. Feature chimney breast with original fireplace, wooden surround and mantle. Built in cupboard housing the gas meter. PVCu double glazed window to the front of the property and radiator. Stairs leading to the first floor with built in storage cupboard with shelving and hanging rails and door leading to the dining room.

Dining Room

11' 7" x 10' 0" (3.52m x 3.05m)

Plastered and emulsioned ceiling with pendant light, part emulsioned / part papered walls, skirting and a continuation of the laminate flooring. Radiator and large opening into the kitchen.



Kitchen

11' 2" x 8' 10" (3.40m x 2.70m)

Plastered and emulsioned ceiling with centre light, plastered and emulsioned walls with one feature papered wall, tiling to the splash back areas in white gloss subway brick effect, skirting and tiled flooring. A range of base and wall units in white gloss with complementary roll top wood effect laminate work surface housing a one and half stainless steel sink with chrome mixer tap. Space for freestanding washing machine, integrated electric oven, four ring gas hob with overhead extractor fan. Integrated fridge/freezer, wall mounted Worcester gas combination boiler, two PVCu double glazed windows looking to the rear of the property and PVCu double glazed and frosted door leading out to the rear garden.

Stairs and landing

Via stairs with fitting carpet, handrail and spindle balustrade. Textured ceiling with centre pendant light, loft access and smoke alarm, plastered and emulsioned walls, skirting and fitted carpet. Doors leading to two bedrooms and family bathroom.

Bedroom

11' 1" x 11' 8" (3.39m x 3.55m)

Textured ceiling with pendant light, plastered and emulsioned walls with feature papered wall, skirting, varnished original floorboards, original fireplace, radiator and PVCu double glazed window overlooking the front of the property.

Bedroom

11' 3" x 7' 11" (3.42m x 2.41m)

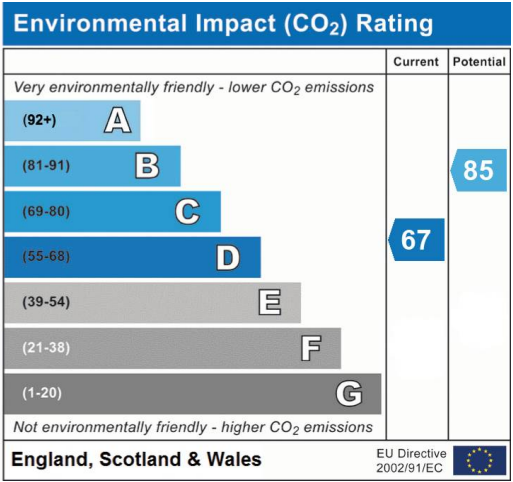
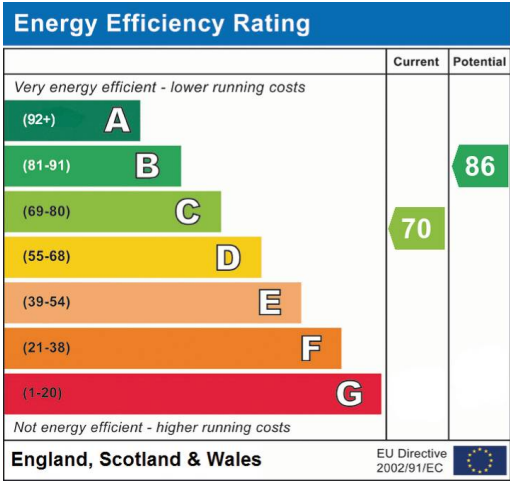
Textured ceiling with centre light, plastered and emulsioned walls, skirting, fitted original varnished floorboards, radiator and PVCu double glazed window overlooking the front of the property.

Bathroom

Textured ceiling with centre light, plastered and emulsioned walls with tiling to the splash back areas, skirting and vinyl flooring in tile effect. Three piece suite comprising shower cubicle with folding glass screen and overhead electric shower, bath with chrome taps, low level w.c. and pedestal wash hand basin with chrome taps. PVCu frosted double glazed window overlooking the rear of the property and radiator.

Outside

Fully enclosed small courtyard to the rear with steps leading up to the rear garden, paved slabs, laid to bark and Astroturf. Storage area and gate to the rear.





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