



48a Nolton Street, Bridgend – CF31 3BP
Bridgend

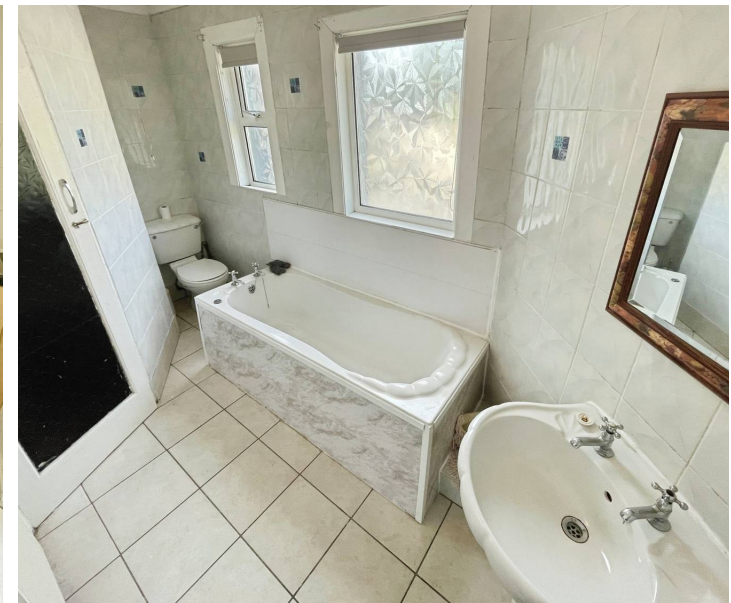
£155,000

48a Nolton Street

Bridgend

Two bedroom flat situated within walking distance of Bridgend town centre and comprising entrance hall, storage room, bathroom, kitchen/diner and attic room. The property is offered with no ongoing chain. Ideal first time or investment purchase.

- Two/three bedroom flat
- Kitchen/diner
- Occasional attic room
- Within walking distance of Bridgend town centre
- Ideal first time or investment purchase
- No ongoing chain





Entrance

Via part glazed and frosted PVCu door into the entrance hall.

Entrance hall

Laminate flooring, stairs leading to the first floor and door into the storage room.

Storage room

10' 3" x 9' 11" (3.13m x 3.02m)

Pendant light, painted concrete floor and door leading into the shower room.

Shower room

9' 9" x 3' 3" (2.96m x 0.98m)

Centre light, three piece suite comprising low level WC, wall mounted wash hand basin with chrome mixer tap and shower with aqua panels and overhead chrome mixer shower with folding glass door.

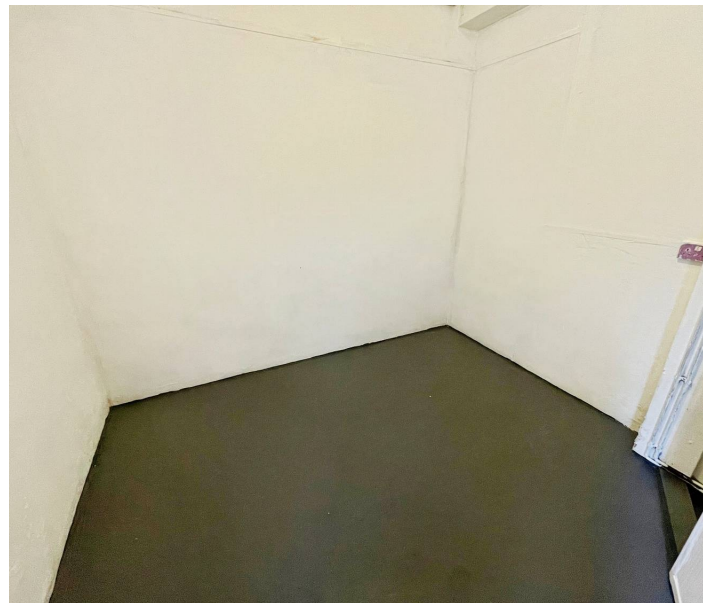
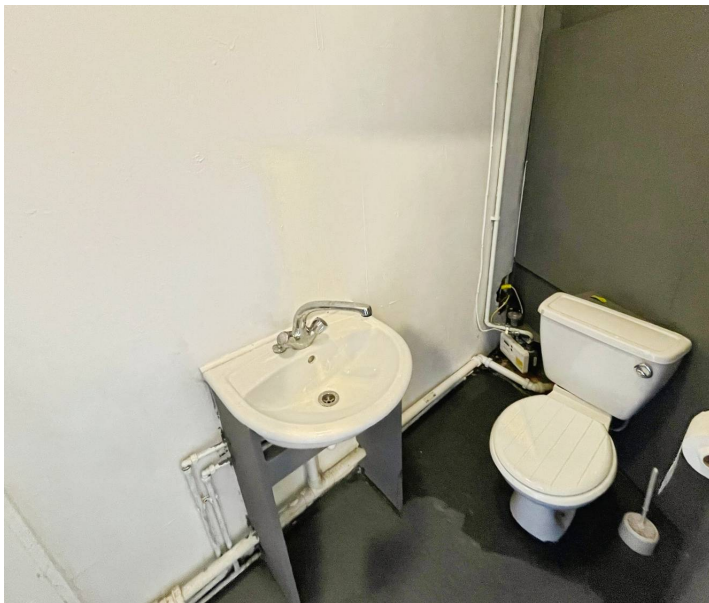
Landing

Via stairs with fitted carpet. Laminate flooring, centre light and doors leading to the kitchen/diner, two bedrooms and lounge/bedroom 3. Stairs with fitted carpet leading to occasional attic room.

Kitchen/diner

15' 6" x 11' 7" (4.72m x 3.53m)

Plastered and emulsioned ceiling with centre strip lights, tiling to the splash back areas, skirting and vinyl flooring in wood effect. Wall mounted combination gas boiler. A range of base and wall units with complementary square edge work tops housing an inset stainless steel sink with taps. Space for washing machine and freestanding fridge/freezer. PVCu double glazed window overlooking the side of the property.



Bathroom

10' 2" x 6' 0" (3.09m x 1.82m)

Centre light, floor to ceiling tiled walls, tiled flooring and frosted PVCu double glazed window overlooking the side of the property. Three piece suite comprising low level WC, bath and pedestal wash hand basin. Built in storage cupboard.

Bedroom

17' 11" x 9' 0" (5.46m x 2.75m)

Centre light, laminate flooring in wood effect and PVCu double glazed window overlooking the front of the property.

Bedroom

12' 2" x 11' 7" (3.72m x 3.54m)

Centre light, laminate flooring in grey wood effect and PVCu double glazed window overlooking the front of the property.

Lounge / bedroom

16' 7" x 9' 9" (5.05m x 2.96m)

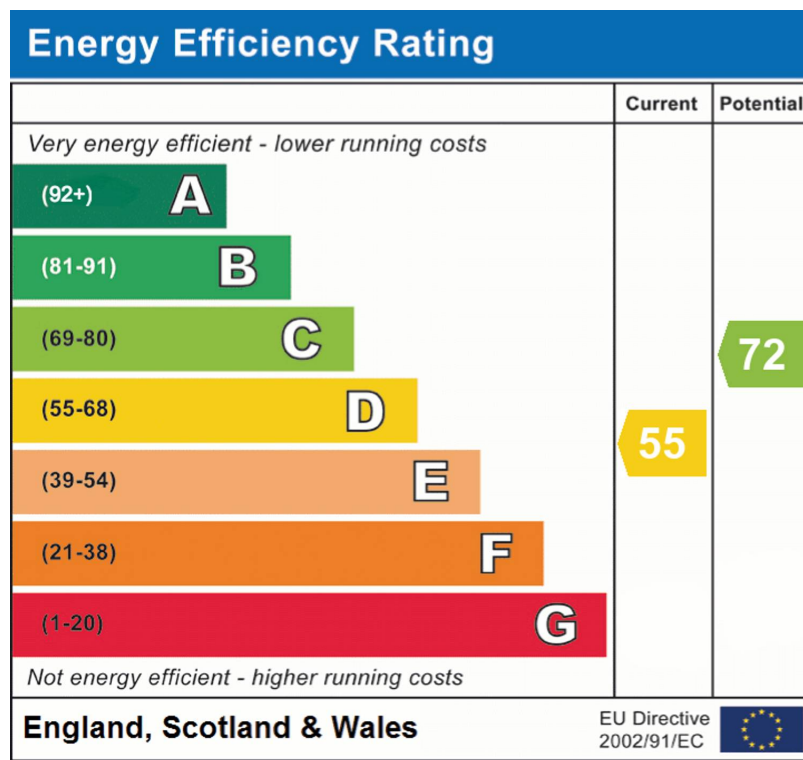
Centre light, laminate flooring in wood effect and PVCu double glazed window overlooking the front and side.

Occasional attic room

16' 0" x 8' 10" (4.87m x 2.68m)

Velux window, fitted carpet, lighting and built in storage cupboard.







Payton Jewell Caines

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These property details are provided as a general guide only. Whilst we aim for accuracy, measurements, photographs, floor plans, and descriptions should not be relied upon as statements of fact. Buyers should carry out their own checks regarding the property, services, and specifications. Fixtures and fittings are only included if specifically stated. Appliances and services have not been tested.