



## 36 Wigan Terrace, Bryncethin

£169,995 Freehold

Beautifully Presented Traditional Mid Terrace Property • Three Bedrooms • Large Family Bathroom To First Floor • Open Plan Spacious Lounge/Dining Room, Ideal For Entertaining • Well Equipped Kitchen • Good Size Enclosed Rear Garden With Outbuilding Supplying Power • On Street Parking • Conveniently Located In Sought-After Bryncethin Location • Easy Access To M4 Corridor, Perfect For Commuters, Great Public Transport Links • Close To Local Schools, Shops, And Amenities

**DanielMatthew**  
ESTATE AGENTS



Charming three bedroom mid-terrace in Bryncethin. Spacious lounge, modern kitchen, large bathroom, on-street parking, great transport links. Ideal for first time buyers and commuters.

Council Tax band: C

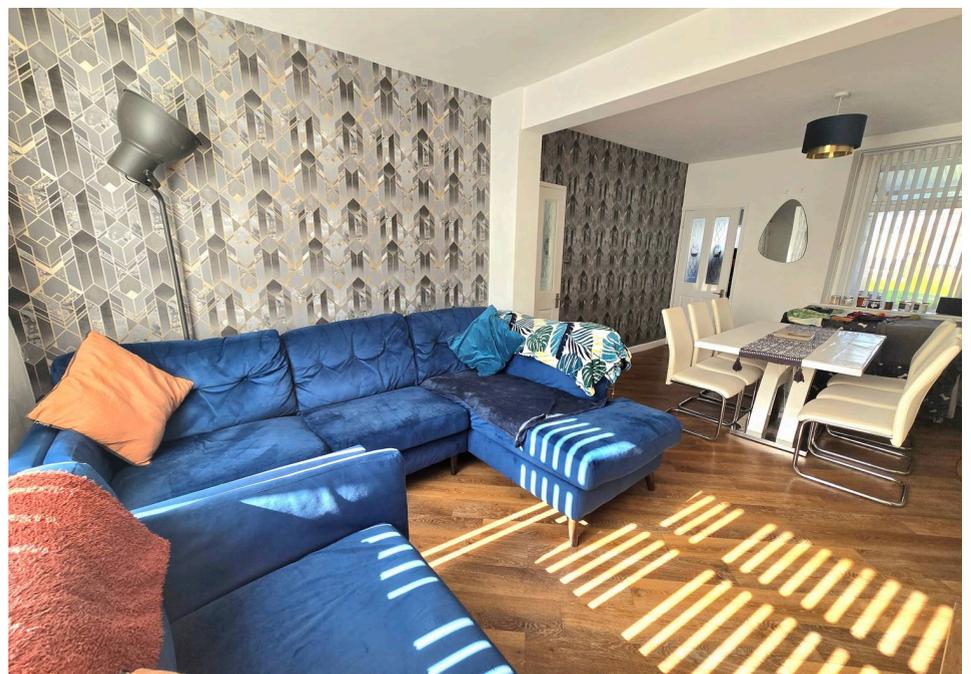
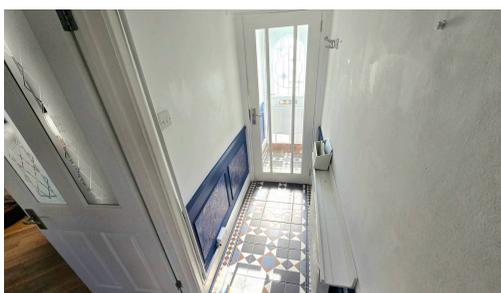
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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- Three Bedrooms
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- Well Equipped Kitchen
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- Easy Access To M4 Corridor, Perfect For Commuters. Great





### Porch

Enter via UPVC double glazed obscured door leading into bright and airy porch opening into a beautiful hallway with plenty of character, papered ceiling with coving, plastered walls with feature panelling, tiled flooring, electric consumer unit.

### Hallway

Papered ceiling with coving, plain walls with feature panelling, tiled flooring, radiator, staircase leading to first floor, door leading into open plan Lounge/Diner.

### Open Plan Lounge/Diner

Lounge - UPVC double glazed window to front aspect, plastered ceiling with plastered walls and one featured papered wall, karndean flooring, radiator, gas meter located in corner cupboard, open plan into dining area.  
 Dining Room - UPVC double glazed window to rear aspect, plastered ceiling, plastered walls with one featured papered walls, karndean flooring, open feature fire place, radiator, large area for dining table and chairs, an ideal room for hosting/entertaining family/friends.



### Kitchen

10' 5" x 8' 0" (3.17m x 2.45m)

UPVC double glazed window to rear aspect, UPVC double glazed door leading to enclosed rear garden, textured ceiling with coving, partially plain and tiled walls, tiled flooring, a range of matching wall and base units with complimentary wood effect work surfaces, one and a



half stainless steel sink with drainer and mixer tap, integrated mini dishwasher, space for fridge/freezer, under stairs storage, electric oven, four ring gas hob and extractor fan.

### **Landing**

Textured ceiling with coving, loft access, plastered walls with feature panelling, fitted carpet, doors leading into all first floor rooms.

### **Bathroom**

10' 5" x 8' 4" (3.18m x 2.55m)

A large bathroom, Two UPVC double glazed obscured window to rear aspect, textured ceiling with coving, tiled walls, tiled flooring, three piece suite comprising low level WC, pedestal wash hand basin and corner panelled bath with mixer tap and shower head attachment, radiator, storage cupboard housing combination boiler, plumbing for washing machine.

### **Bedroom One**

12' 6" x 8' 7" (3.80m x 2.62m)

UPVC double glazed window to front aspect, plastered ceiling with coving, plastered walls, laminate flooring, radiator, built in fitted wardrobes.

### **Bedroom Two**

10' 4" x 9' 0" (3.15m x 2.74m)

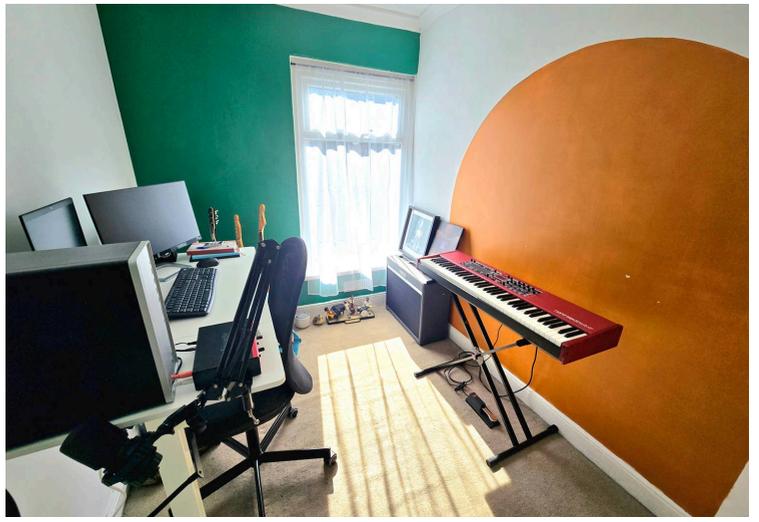
UPVC double glazed window to rear aspect, textured ceiling with coving, plastered walls, laminate flooring, radiator.

### **Bedroom Three**

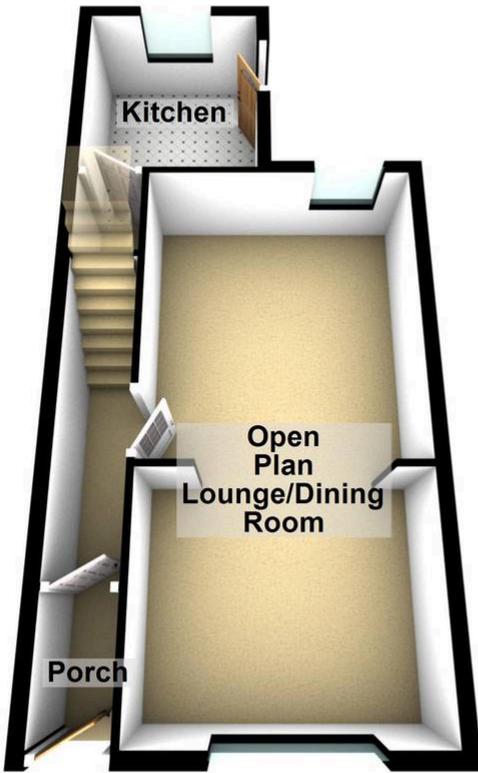
9' 6" x 6' 9" (2.89m x 2.06m)

UPVC double glazed window to front aspect, plastered ceiling with coving, plastered walls, fitted carpet, radiator.





**Ground Floor**



**First Floor**

