





King Edward Street, Blaengarw, Bridgend

£100,000 Freehold

Spacious three-bedroom terraced property with an attic room, high ceilings and generous reception space. Featuring a brand-new sage green kitchen, large four-piece bathroom and rear glass lean-to. Offering plenty of scope for modernisation and the opportunity to put your own stamp on a home.

3 Bedrooms | Chain free | Fitted Kitchen | Lean to | Loft room | Four Piece Bathroom | Rear access |

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New On The Market

Situated on King Edward Street in Blaengarw, this spacious three-bedroom terraced property offers generous accommodation throughout, with plenty of scope for modernisation and the opportunity to create a lovely family home.

Upon entering, the property opens into an entrance hall, providing access to the main reception room, kitchen and useful under-stairs storage. The particularly spacious reception room offers ample room for both living and dining areas, with a bay window to the front and a further window overlooking the rear lean-to.

The kitchen is a real highlight of the property, featuring a lovely modern sage green fitted kitchen with light wood-effect worktops and tiled splashbacks. To the rear, a glass-enclosed lean-to provides additional useful space, with surrounding windows and double doors leading out to the garden.

Upstairs, the landing provides access to three bedrooms and the family bathroom. The principal bedroom is a particularly useful feature, benefiting from its own door leading directly out to the rear garden. The remaining two bedrooms offer further space for family living, guests or alternatively a home office.

The spacious four-piece family bathroom comprises a corner bath, separate shower enclosure, wash hand basin and WC.
A further staircase leads to an attic room, providing additional versatile space with potential for a variety of uses, subject to any necessary permissions.

Externally, the property benefits from a two-tiered rear garden, with convenient rear lane access. The garden is predominantly laid with decking and patio, offering the potential for a relatively low-maintenance outdoor space once cleared. The upper tier can be accessed directly from the principal bedroom, while the lower paved area is accessible from the lean-to, providing handy access from both levels of the house. Currently overgrown with surrounding plants and shrubs, the garden offers a good opportunity for a new owner to clear and make the most of the space.

While the property would benefit from some TLC and general modernisation, it offers excellent potential for buyers looking for a spacious home they can gradually update and make their own. With a lovely modern kitchen already in place and generous accommodation throughout, this is an opportunity not to be missed.

An ideal purchase for families, first-time buyers or investors alike.

Council Tax Band: B
Tenure: Freehold
Parking options: On Street
Garden details: Rear Garden

Entrance hall

Entrance from front door through to porch. Laminate grey flooring throughout. Door through to hall. Cream textured wallpaper. Gives access to reception, kitchen, stairs to first floor. Two doors giving access to generous under stair storage.

Reception

w: 3.21m x l: 6.35m (w: 10' 6" x l: 20' 10")

Entrance from hall. Bay window to front, Window looking through to lean to, to rear. Grey walls, Dark Grey carpet. Two ceiling fans with light. Three wall lights to side.

Kitchen

w: 2.94m x l: 3.08m (w: 9' 8" x l: 10' 1")

white arch way, white tiled floor, grey walls, sage green cabinets, light stained wood effect counter top, white tiled back splash, one white









framed window, 5 dual plug sockets,

Lean To

w: 1.65m x l: 3.49m (w: 5' 5" x l: 11' 5")

Entrance from kitchen side door. Windows surrounding. Double doors to rear and side giving access to garden. White tile floor.

Landing

Dark Grey carpet, cream textured wallpaper. Proving access to 3 bedrooms, bathroom, stairs to attic room. Light in centre.

Bedroom 1

w: 3.05m x l: 3.36m (w: 10' x l: 11')

Dark Grey carpet, cream walls. Radiator to side. Spotlights above. Window to side. Door to rear gives access to garden.

Bedroom 2

w: 3.48m x l: 2.59m (w: 11' 5" x l: 8' 6")

Blue walls, dark grey carpet. Light in centre. Window to front. Radiator to front. Cupboard storing boiler.

Bathroom

w: 2.87m x l: 3.2m (w: 9' 5" x l: 10' 6")

Grey Laminate flooring, Black splashback tiles, cream textured wallpaper above. Window to side. White toilet and sink with silver taps. White corner bath with silver tap and hand held showerhead. Corner shower shower unit with PVC flooring, silver showerhead. Light in centre.

Bedroom 3

w: 2.4m x l: 2.3m (w: 7' 10" x l: 7' 7")

Cream walls, dark grey carpet. Light in centre. Window to front. Radiator to front.

Attic

w: 3.22m x l: 4.88m (w: 10' 7" x l: 16')

Blue patterned carpet, white walls. Window to rear. Light in centre.

Disclaimer

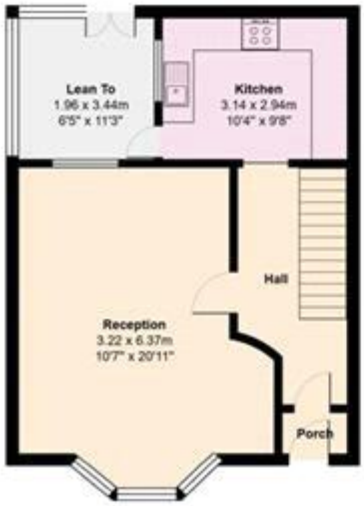
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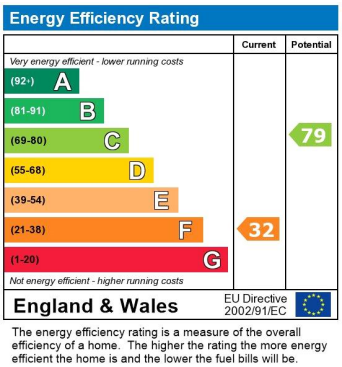












The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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