

8 Cemetery Road
Bridgend
Bridgend County
CF31 1NA

£179,950



- Well Presented Two Bedroom Terraced Property
- Lounge With Separate Dining Room
- High Specification Generous Kitchen
- Downstairs WC
- Two Double Bedrooms
- Large Bathroom
- Rear Lane Access With Off Road Parking
- Maintenance Free Rear Garden
- Ideal First Time Buyer Property
- Walking Distance To Bridgend Town Centre

Ref: PRA10504

Viewing Instructions: Strictly By Appointment Only



General Description

*****IDEAL FIRST TIME BUYER PROPERTY***** Daniel Matthew are pleased to offer this nicely presented two bedroom mid terraced home. Comprising of an a lounge, dining room and spacious high specification fitted kitchen and a cloakroom/WC to the ground floor. To the first floor there are two double bedrooms and large bathroom. A low maintenance rear garden giving space for off road parking and access to rear lane. Great location, within walking distance to Bridgend town centre, the 'Princess of Wales Hospital' and good transport links. An ideal purchase for a 'First Time Buyer'. Viewing comes highly recommended. Call our team on 01656 750764 to arrange a viewing.

Accommodation



Hallway

Enter via front door into hallway. Skimmed walls and ceiling with ceramic tiled floor. Radiator. Cupboard housing electric trip switch box. Carpeted staircase off to first floor.



Lounge (11' 11" x 10' 4") or (3.64m x 3.14m)

Situated to the front of the property with large UPVC double glazed window with blind to remain. Wood laminate flooring. Marble mantle piece. Radiator. Doors opening into dining room.



Dining Room (12' 6" x 11' 4") or (3.80m x 3.45m)

Skimmed walls and ceiling. Wood laminate flooring. The focal point of the room is a slate mantle piece. UPVC double glazed window to rear with radiator under. Under stairs storage cupboard. Door leading to kitchen.



Kitchen (16' 6" x 9' 5") or (5.02m x 2.88m)

A generous kitchen which is fully fitted and nicely laid out with a range of wall and base units to includes inset draws and display cabinets. Coordinating work surfaces with tiling to splash back areas. Plumbing for automatic washing machine and space for slim line dishwasher and tall fridge freezer. Stainless steel double sink with mixer taps. Ceramic tiled flooring. Two UPVC double glazed windows, one to side and one to rear. Door to inner hallway.



Inner Hallway

Skimmed ceiling. Ceramic tiles to floor and walls. Door leading to rear garden. Door leading to cloakroom/WC.



Cloakroom/w.c (4' 10" x 3' 1") or (1.48m x 0.95m)

Skimmed ceiling. Half tiled walls. Ceramic tiled floor. WC. Radiator. UPVC obscure double glazed window to rear.



Landing

Split landing with access to loft. Skimmed walls and ceiling. Doors leading to all rooms. Radiator.



Bedroom One (15' 5" x 10' 4") or (4.69m x 3.15m)

Situated to the front of the property with two UPVC double glazed windows with blinds to remain. Skimmed walls and ceiling with alcoves. Laminate flooring, Radiator.



Bedroom Two (11' 5" x 9' 9") or (3.49m x 2.96m)

Situated to the rear of the property with UPVC double glazed window over looking the garden. Skimmed walls and ceiling with alcoves. Laminate flooring, Radiator.



Bathroom (10' 0" x 9' 4") or (3.06m x 2.84m)

Originally bedroom three but now a bathroom. Generous size with obscure UPVC glazed window to rear with blind to remain and radiator under. Skimmed sloping ceiling and tiling to splash back areas with panelling. Laminate flooring. Two cupboards, one housing the Ideal combination boiler. Three piece suite in white which includes WC, wash hand basin and bath with over bath shower and screen.



Garden

The rear is enclosed and bounded by brick wall. Low maintenance garden which is paved. Pedestrian gate. Up and over door for off road parking accessed from rear lane. Pathway leading to back door.

There are items throughout the property including the oven that are available by separate negotiation.

Services

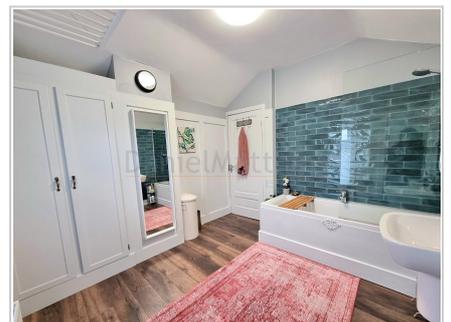
Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D67

Tenure

We are informed that the tenure is Freehold

Band C





Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.