

HUNTERS®

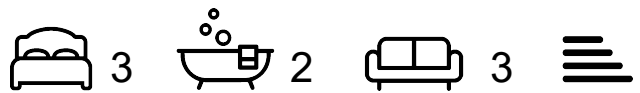
HERE TO GET *you* THERE



Jubilee Crescent

Bridgend, CF31 3AY

£210,000



Council Tax:



45 Jubilee Crescent

Bridgend, CF31 3AY

£210,000



General

The property is found in Bridgend which is a town of around 40,000 population. Conveniently off junction 35 of the M4 in South Wales, Bridgend is the County of Bridgend. Just a 10-20 min drive can get you to Cardiff or Swansea, Coast or Countryside.

The town boasts many facilities and amenities including: Primary Schools, Comprehensive School, New Doctors Surgery, Mainline Train Station and Bus routes, variety of shops, takeaways, pubs, Swimming Pool and Leisure facilities, along with a variety of shops centrally and on the outskirts at the many retail parks.

Porch

8'11" x 7'7" (2.72m x 2.31m)

with tiled flooring, half brick walls and clad ceilings with skylight & side lighting, upvc patio front door, windows to front and sides, secondary door into hallway.

Hallway

Which has varnished original flooring, part skimmed walls & textured ceilings, central light fittings, radiator, stair to first floor, and original wood panelled doors to:

Lounge

12'11" x 12'11" (3.94m x 3.94m)

With varnished floorboards, skimmed walls with picture rail & textured ceilings, central light fittings, bay window to front, radiator.

Dining

12'11" x 11'5" (3.94m x 3.48m)

With varnished floorboards, skimmed walls with

picture rail & textured ceilings, central light fittings, radiator, open fireplace with tiled hearth and back panel and wood burning stove, window to side & open arch to lounge.

Kitchen

11'8" x 11'2" (3.56m x 3.40m)

Tiled floor, skimmed walls & vaulted skimmed ceilings with exposed beams, 4 central light fittings, radiator, selection of base and wall units shaker style with granite effect worktops and tiled backsplash, sink and drainer with mixer tap, built in electric oven, gas hob and electric hood, window to rear, open arch to garden room.

Pantry

9'6" x 6'10" (2.90m x 2.08m)

Tiled floor, skimmed walls & vaulted skimmed ceilings with exposed beams, central light fittings, radiator, door to garage,

Garden Room

11'5" x 9'5" (3.48m x 2.87m)

built on the back with wood block flooring, skimmed walls & vaulted skimmed ceilings with exposed beams, skylight and side light fittings, radiator, window and French doors to rear.

Utility / wc

Tiled flooring, skimmed / tiled walls and textured ceilings with with central lighting, selection of base and wall units with worktop, plumbing for washing machine, window to front.

Cloakroom same tiled flooring, papered / tiled walls and textured ceilings, wc, sink, radiator, window to front.

Tel: 01656 856118

Landing

with carpets, skimmed walls and textured ceilings, central light fitting, power points, radiator, attic access.

Bedroom 1

13'00" x 10'6" (3.96m x 3.20m)

With carpets, skimmed walls and textured ceilings, central light fittings, radiator, window to front.

Bedroom 2

12'4" x 11'5" (3.76m x 3.48m)

With carpets, skimmed walls with picture rail and textured ceilings, central light fittings, radiator, window to rear.

Bedroom 3

7'00" x 6'4" (2.13m x 1.93m)

With carpets, skimmed walls and textured ceilings, central light fittings, radiator, window to front.

Bathroom

7'1" x 5'11" (2.16m x 1.80m)

with carpets, skimmed walls and textured ceilings, central light fittings, 3 piece suite sink, bath, wc, radiator, window to front.

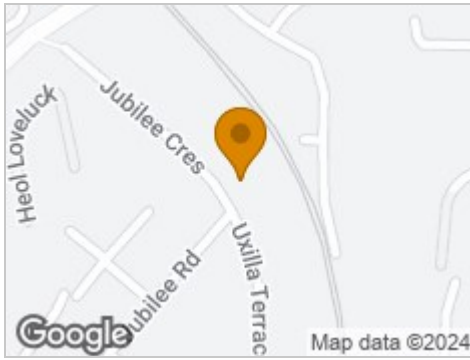
Garden

Enclosed rear gardens with various sections of artificial grass, rear patio, central mature borders. With a purpose built out building / summer house to rear with power and lighting.

Front gardens with driveway for 2 cars.



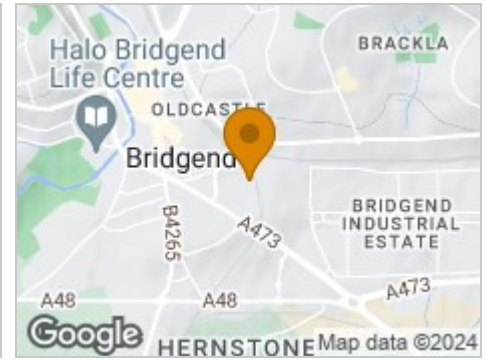
Road Map



Hybrid Map



Terrain Map



Floor Plan

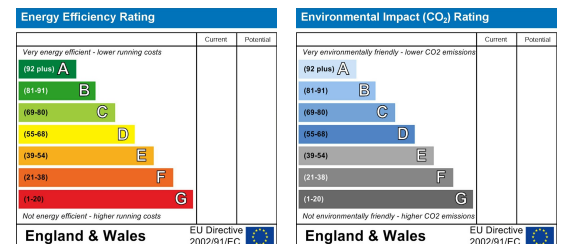


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Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.