

54 Cemetery Road
Bridgend
CF31 1NA

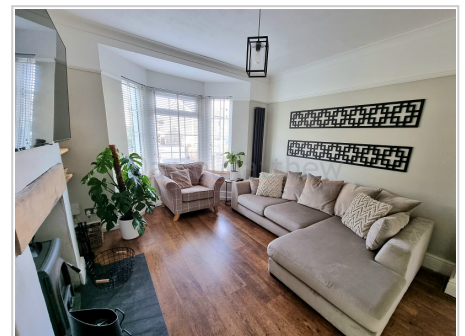
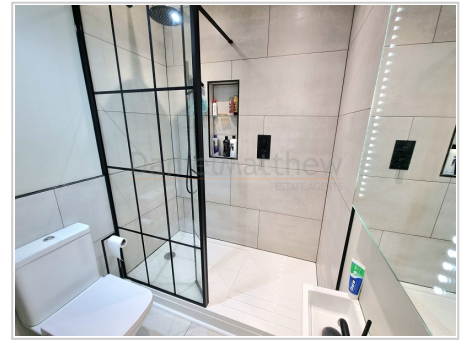
£205,000



- THREE BEDROOM MID TERRACE PROPERTY
- BEAUTIFULLY PRESENTED
- NO ONGOING CHAIN
- DOWNSTAIRS SHOWER ROOM
- OPEN PLAN LIVING SPACE
- DRIVEWAY AND ENCLOSED REAR GARDEN
- CLOSE TO M4 CORRIDOR
- IDEAL FAMILY HOME
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- CALL TODAY TO VIEW ON 01656 750764

Ref: PRA10689

Viewing Instructions: Strictly By Appointment Only



General Description

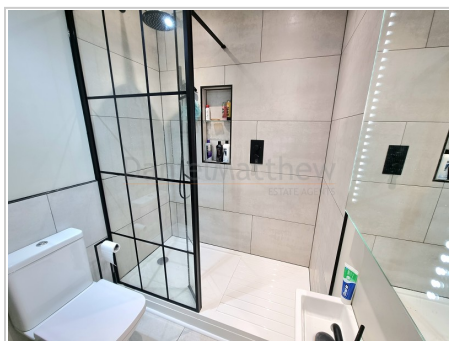
***BEAUTIFULLY PRESENTED IDEAL FAMILY HOME *** Daniel Matthew Estate Agents are delighted to offer for sale this immaculate three bedroom mid terrace property situated in the heart of Bridgend. Property comprises to the first floor, hallway, downstairs shower room, large open plan lounge/diner, kitchen and utility room. To the first floor three bedrooms and family bathroom. Further benefits are driveway to front, enclosed rear garden, property is being sold with no ongoing chain. Property is close to Princess of Wales Hospital, and only two miles from M4 corridor, close to local amenities and great public transport. Viewing's are highly recommended, please contact a member of our team on 01656 750764.

Accommodation



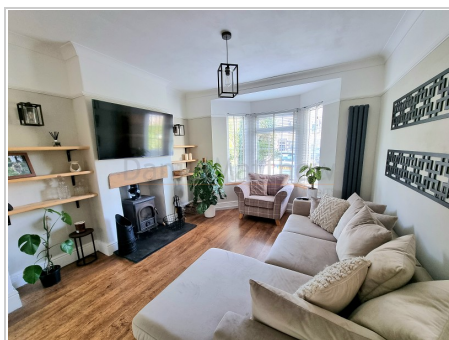
Hallway

Enter via a grey composite door into hallway, plain ceiling with coving, plain walls, wood effect laminate flooring, radiator, staircase leading to first floor, under stairs storage cupboard, cupboard housing gas meter, doors leading into:-



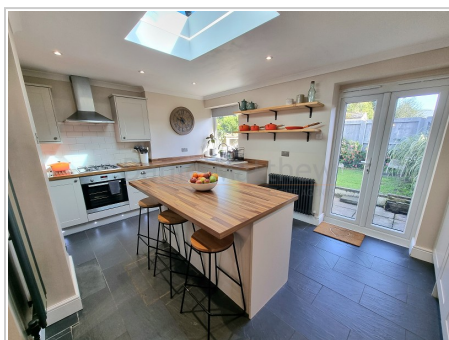
Shower Room (5' 04" x 5' 02") or (1.63m x 1.57m)

Plain ceiling with spot lights and extractor fan, plain walls, tiled flooring, tiled splashback, three piece white suite comprising low level WC, floating wash hand basin and large shower cubicle with mains over head shower, heated towel rail.



Lounge/Diner (23' 04" x 11' 06") or (7.11m x 3.51m)

Ideal open plan living space, UPVC double glazed window to front aspect, plain ceiling with coving, plain walls with picture rail, wood effect laminate flooring, log burner, two radiators, doors leading into Kitchen.



Kitchen (16' 01" x 10' 06") or (4.90m x 3.20m)

UPVC double glazed window to rear aspect, UPVC double glazed French doors leading to enclosed rear garden, Sky light, plain ceiling with coving and spot lights, plain walls, tiled flooring, two radiators, a range of matching wall and base units with complimentary work surfaces, ceramic sink with drainer and mixer tap, integrated fridge/freezer, electric oven with four ring gas hob, extractor fan, door leading into Utility room.

Utility Room (5' 01" x 4' 02") or (1.55m x 1.27m)

Plain ceiling, plain walls, tiled flooring, plumbing for washing machine, space for tumble dryer, complimentary work surface.



Landing

Textured ceiling with coving, plain walls, fitted carpet, loft access, doors leading into,



Bathroom (7' 04" x 5' 05") or (2.24m x 1.65m)

UPVC double glazed obscured window to rear aspect, plain ceiling with spot lights and extractor fan, plain walls, tiled flooring, cast iron radiator, A three piece white suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap and mains over head shower.



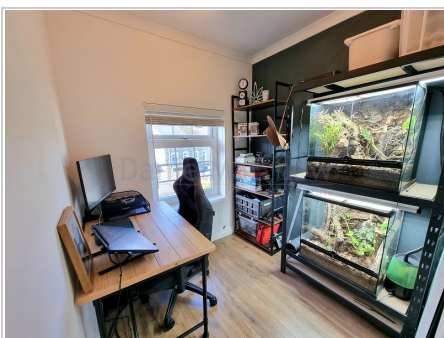
Bedroom One (12' 11" x 11' 06") or (3.94m x 3.51m)

UPVC double glazed window to rear aspect, plain ceiling with coving, plain walls, wood effect laminate flooring, radiator, built in fitted wardrobes, one cupboard housing combi boiler.



Bedroom Two (9' 10" x 9' 02") or (3.00m x 2.79m)

UPVC double glazed window to front aspect, papered ceiling with coving, plain walls, wood effect laminate flooring, radiator, open build in wardrobes.



Bedroom Three (6' 10" x 6' 09") or (2.08m x 2.06m)

UPVC double glazed window to front aspect, plain ceiling with coving, plain walls, wood effect laminate flooring, radiator.



Outside

Front - Driveway for two vehicles.

Rear - enclosed rear garden, mostly laid to lawn, patio area, mature plants.

Services

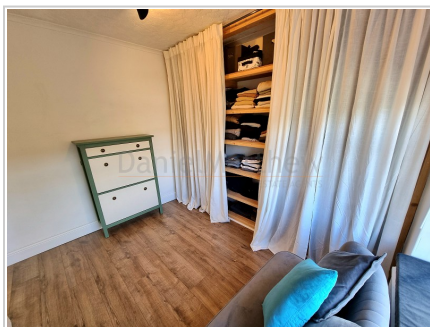
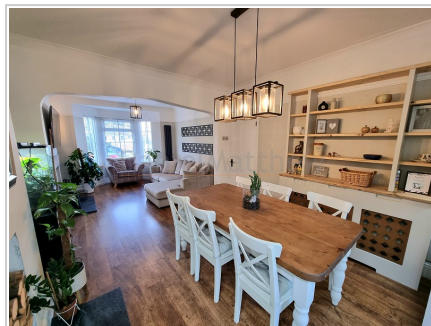
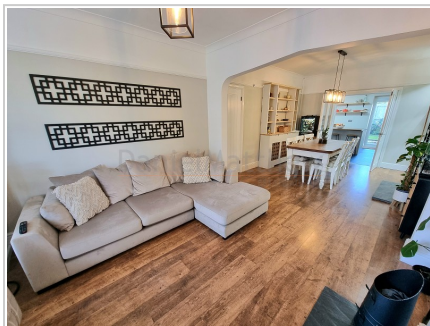
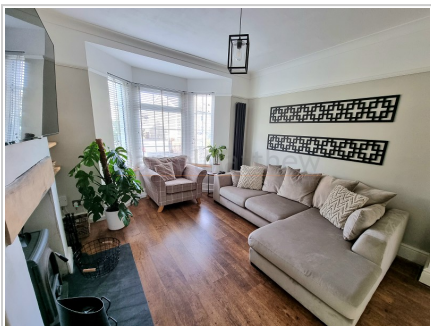
Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

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.

