



4, Cemetery Road
Bridgend, CF31 1NA

Watts
& Morgan

4 Cemetery Road

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£171,500 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

An ideal first time purchase or investment property being sold with no on-ward chain. This 3 double bedroom end terrace property is situated in a convenient location. Just a short walk from Bridgend Town Centre, Princess of Wales Hospital, local schools, shops and amenities. Situated just a short drive from J36 of the M4 Motorway. Accommodation comprises; porch, entrance hall, open-plan lounge/dining room, kitchen, lean-to and bathroom. First floor; 3 good size double bedrooms. Externally the property offers rear lane access with gated off-road parking, further parking on-street to the front and a low maintenance garden. EPC Rating; 'D'. No onward chain.

Directions

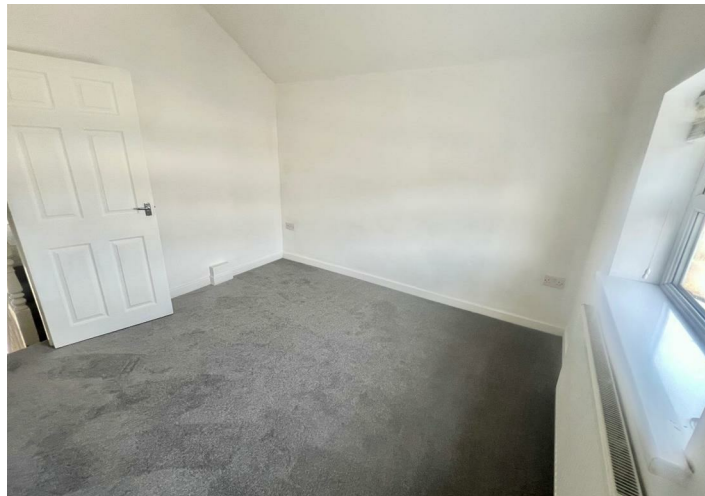
* Bridgend town centre - 1.0 Mile * Cardiff city centre - 19.0 Miles * J36 of the M4 - 2.0 Miles

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC front door into the porch with newly fitted carpets and an internal door leading into the hallway. Hallway benefits from a generous understairs storage cupboard and staircase rising up to the first floor. The open-plan lounge/dining room is a great sized reception room with a bay-window over-looking the front and a second window to the rear. The lounge/dining room benefits from newly fitted carpets and ample space for both lounge and dining furniture. The kitchen has been fitted with a range coordinating wall and base units with complementary laminate work surfaces over. Integrated appliances include; 4-ring gas hob with oven, grill and stainless steel extractor hood over with stainless steel splash-back. Space is provided for a freestanding fridge/freezer and a further appliance. There is also a stainless steel sink with drainer and the kitchen houses the gas combi boiler. With tiled splash-backs, tiled flooring, window to the side and a PVC door opening out to a lean-to with tiled flooring and a window and a PVC door to the rear garden. The bathroom is fitted with a 3-piece white suite comprising of a panelled bath with over-head electric shower, pedestal wash hand basin and a WC. With tiled flooring, wall-mounted storage cupboard, panelled walls and a window to the rear and side aspects.

The first floor landing offers carpeted flooring and access to the loft hatch. Bedroom One, to the front of the property, is a great sized main bedroom with carpeted flooring and 2 windows over-looking the front. Bedroom Two is a second double bedroom with carpeted flooring and windows to the rear. Bedroom Three is a third double bedroom with carpeted flooring and windows to the rear.

GARDENS AND GROUNDS

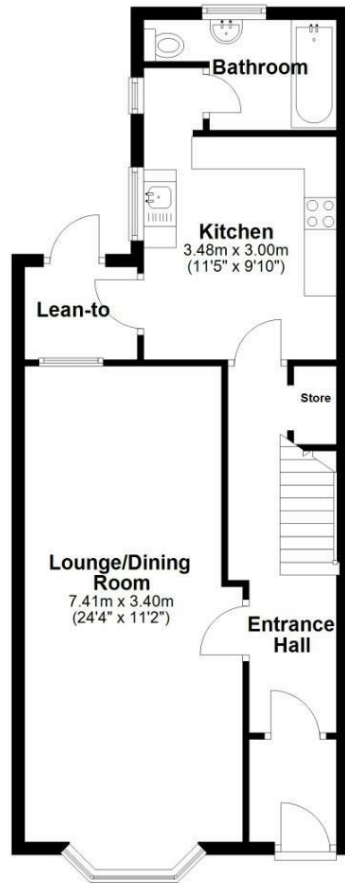
No. 4 is accessed off Cemetery Road. There is rear lane access where double timber gates open out onto a hardstanding to provided gated off-road parking. There is on-street parking for further vehicles. There remainder of the low maintenance garden is laid with patio slabs.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'D'. Council Tax is Band.....

Ground Floor

Approx. 55.3 sq. metres (595.4 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.2 sq. feet)



Total area: approx. 99.4 sq. metres (1069.6 sq. feet)

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

