69, Cemetery Road

Bridgend, CF31 1NA

Watts & Morgan

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£155,000 Freehold

2 Bedrooms | 1 Bathrooms | 2 Reception Rooms

This two-bedroom mid terrace property is conveniently situated within walking distance to Bridgend Town Centre and transport links such as M4 motorway for regular commuters. The property benefits from being freshly decorated throughout, comprising an entrance hallway, two reception rooms, kitchen with gas cooker and at the rear of the property is a large family bathroom which comprises of a 3 piece suite, which includes a bath with shower over head. To first floor are two great sized double bedrooms. Enjoying views over the park, the property offers excellent front-facing privacy as it is not overlooked. Externally the property offers an enclosed private rear garden which is low maintenance with pedestrian access gate. No onward chain.

Directions

* Bridgend Town Centre - 1 Mile * Cardiff City Centre - 22.0 Miles * J36 of the M4 - 1.9 Miles

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E bridgend@wattsandmorgan.co.uk

Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC door into the entrance hallway which features laminate flooring and continues through into the main hallway. Carpeted staircase leads to the first floor. The spacious front reception room benefits from a front-facing window and laminate flooring throughout. The large living room offers laminate flooring, a window to the rear, a useful storage cupboard, and an electric fireplace. The kitchen is accessed from the living room and features tiled flooring and a large side-facing window. It is fitted with a range of wall and base units with complementary work surfaces, a freestanding oven with gas hob, and space for a washing machine and dryer. From the kitchen, an inner hallway provides access to the rear garden via an external door and includes a storage cupboard housing the boiler. Located at the rear of the property is the family bathroom, which features laminate flooring, a side-facing window, and a three-piece suite comprising a bath with overhead shower, wash hand basin, and WC.

To the first floor, the property offers two generously sized, carpeted bedrooms. The front bedroom benefits from two front-facing windows with views over the park, while the rear bedroom features a window overlooking the rear garden.

GARDENS AND GROUNDS

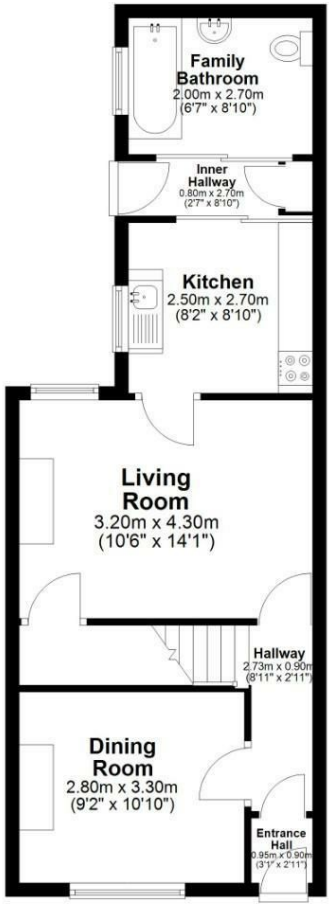
Number 69 is approached off Cemetery Road, the property benefits from a front aspect that is not overlooked, offering excellent privacy. The fully enclosed rear garden provides a private outdoor space, featuring a patio area ideal for entertaining, a lawn, and the added convenience of gated rear access.

ADDITIONAL INFORMATION

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

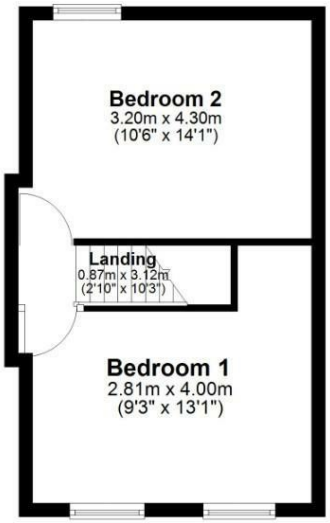
Ground Floor

Approx. 45.6 sq. metres (490.5 sq. feet)



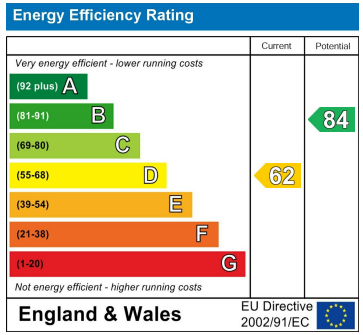
First Floor

Approx. 29.5 sq. metres (317.2 sq. feet)



Total area: approx. 75.0 sq. metres (807.7 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.



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