



14 Rushfield Gardens, Bridgend

£179,999 Freehold

TWO BEDROOM SEMI DETACHED IN RUSHFIELD GARDENS • LOUNGE • KITCHEN OVER LOOKING THE LOVELY GARDEN • FAMILY BATHROOM AND TWO BEDROOMS • DRIVE WITH GARDEN TO REAR • SOLD WITH NO ONGOING CHAIN • CLOSE TO RAIL AND M4 ACCESS AND PRINCESS OF WALES HOSPITAL

DanielMatthew
ESTATE AGENTS



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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency
Rating: C

EPC Environmental Impact
Rating: D





ENTRANCE

Enter via UPVC double glazed obscured door into hallway, plain ceiling, plain walls with dado rail, laminate flooring, wall mounted consumer unit, door leading into Lounge.

LOUNGE

14' 0" x 12' 1" (4.27m x 3.68m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, laminate flooring, radiator, staircase leading to first floor, gas fire place and surround.

KITCHEN

12' 0" x 8' 8" (3.66m x 2.64m)

UPVC window and door to rear aspect, range of wall and base units with complimentary worktops, tile splash back, integrated gas hob and electric oven with extractor over, space for a washing machine, space for a dishwasher and space for a fridge/freezer, stainless steel sink and mixer tap, plain walls, textured ceiling, vinyl flooring and radiator.

LANDING

UPVC double glazed window to side aspect, plain ceiling, plain walls, fitted carpet, doors leading to first floor rooms.



BEDROOM ONE

12' 0" x 10' 7" (3.67m x 3.22m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, fitted carpet, radiator, built in fitted wardrobes.

BEDROOM TWO

10' 11" x 10' 1" (3.32m x 3.08m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls, fitted carpet, radiator.

BATHROOM

7' 11" x 4' 11" (2.42m x 1.50m)

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

Garden

Fence boundary to rear garden with lawn and laid to patio perfect for entertaining, gate leads out to a additional part of the enclosed garden.







