



8 The Graig, Bridgend - CF31 4EZ
Bridgend

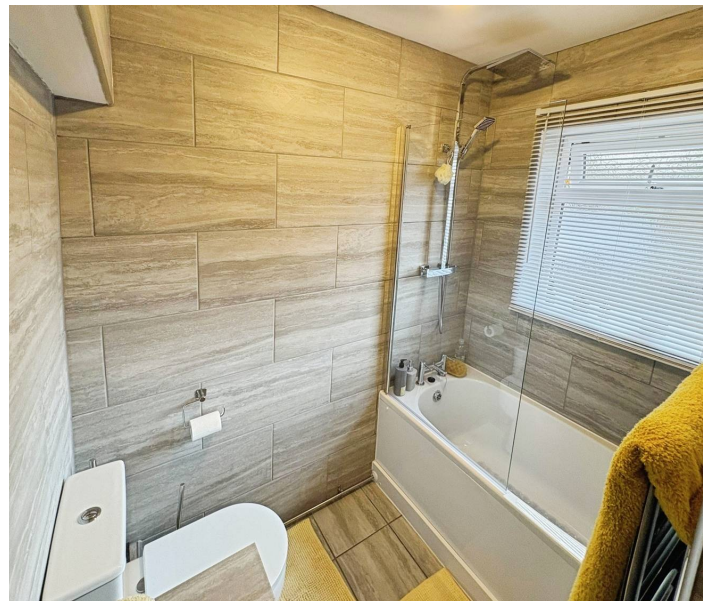
Offers Over £185,000



8 The Graig

Bridgend

This charming double fronted terraced cottage offers an ideal blend of character and comfort, perfect for those seeking a cozy yet spacious home. Featuring two well-proportioned bedrooms and two separate reception rooms, the property provides versatile living spaces that can easily adapt to your lifestyle needs. The unique layout includes both a contemporary shower room and a traditional bathroom, offering convenience and flexibility for families or guests. Step outside to enjoy the enclosed rear garden, a private outdoor retreat perfect for relaxing, entertaining, or gardening. With its appealing blend of period charm and practical modern features, this delightful home presents a rare opportunity to own a stylish cottage in a desirable setting. Whether you're hosting friends, settling in for a quiet evening, or exploring the local area, this property delivers both comfort and character in equal measure.



The property is within close proximity of Bridgend town just off Newcastle Hill in a conservation area. St Iltyds church is nearby along with steps leading down to the Brewery Field rugby club. Good access to the mainline train station at Bridgend, bus routes and local amenities.



- Double fronted cottage
- Two reception rooms
- Shower room plus bathroom
- Two bedrooms
- Enclosed rear garden
- Accommodation over 3 floors

Entrance

Via steps to the composite glazed front door leading into the lounge.

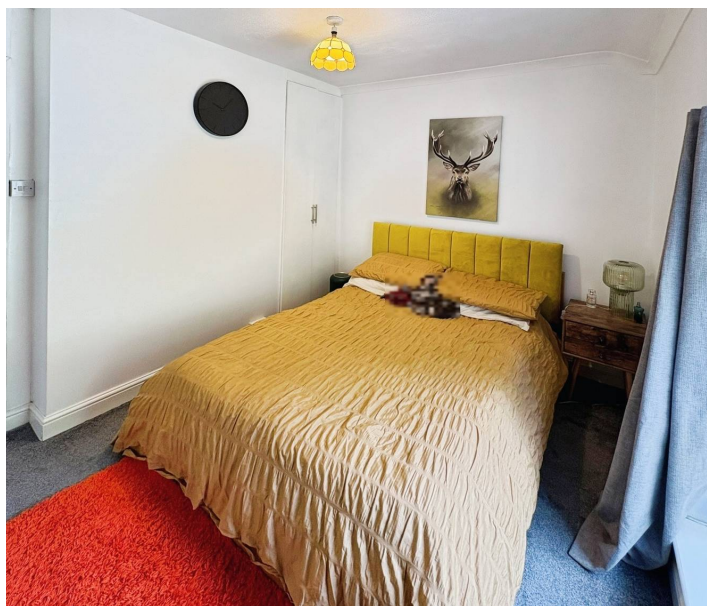
Lounge

13' 1" x 17' 9" (4.00m x 5.40m)

Emulsioned ceiling and walls, two PVCu windows overlooking the front elevation, two radiators, PVCu window overlooking the rear of the property, custom built in storage, cupboard housing boiler, log burner and laminate flooring. Stairs leading to the first floor. Stairs leading down to the lower floor. Feature fireplace with wooden surround, tiled hearth, tiled inset and log burner.

First floor landing

Via stairs with wooden hand rail, spindle balustrade and fitted carpet. Emulsioned ceiling and walls, access to attic. Doors leading to two bedrooms and a shower room.



Shower Room

3' 11" x 6' 7" (1.20m x 2.00m)

1.20m x 2.00m (3' 11" x 6' 7") Measurement into the shower cubicle. Sky light, emulsioned ceiling, spot lights, extractor, tiled walls, chrome towel rail, wall mounted mirror with light and tiled flooring. Three piece suite comprising low level WC, wall mounted sink with chrome mixer tap, shower cubicle with glass sliding door and electric Triton shower.

Bedroom 1

8' 2" x 10' 2" (2.50m x 3.10m)

2.50m x 3.10m (8' 2" x 10' 2") Textured and coved ceiling, emulsioned walls, PVCu window overlooking the front elevation, storage above the bulk head of the stairs, double built in wardrobe, radiator and fitted carpet.

Bedroom 2

8' 10" x 8' 10" (2.70m x 2.70m)

2.70m x 2.70m (8' 10" x 8' 10") Emulsioned and coved ceiling, emulsioned walls, two double built in wardrobes, radiator, PVCu window overlooking the rear of the property and fitted carpet.

Lower floor

Via stairs with fitted carpet and spindle balustrade leading to reception 2.

Reception 2

13' 1" x 17' 5" (4.00m x 5.30m)

4.00m x 5.30m (13' 1" x 17' 5") Emulsioned and coved ceiling, spot lights, textured brick effect papered wall, emulsioned walls and exposed original stone wall, radiator, feature fireplace housing log burner with flagstone hearth, laminate flooring. Built in storage beneath the stairs. Door and step leading to bathroom. Step up to the kitchen.

Kitchen

10' 6" x 8' 6" (3.20m x 2.60m)

3.20m x 2.60m (10' 6" x 8' 6") Emulsioned ceiling and walls, opening into reception 2, PVCu door leading to the rear garden, PVCu window overlooking the rear of the property, tiling to splash back areas, upstands and tiled flooring. A range of wall and base units with complementary work surfaces. Built in oven with four ring ceramic hob and stainless steel extractor hood. Stainless steel sink and drainer.

Bathroom

5' 7" x 6' 3" (1.70m x 1.90m)

1.70m x 1.90m (5' 7" x 6' 3") Emulsioned ceiling, tiled walls, wall mounted mirror and light, frosted PVCu window overlooking the rear of the property with slat blind and tiled flooring. Three piece suite comprising low level WC, corner vanity sink unit with chrome mixer tap and bath with overhead rainforest shower head, hand attachment and glass shower screen.

Outside

Enclosed rear garden bounded by fencing and wall, laid to decorative stone and paved patio ideal for garden furniture, raised planters.

Parking adjacent to the property.





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