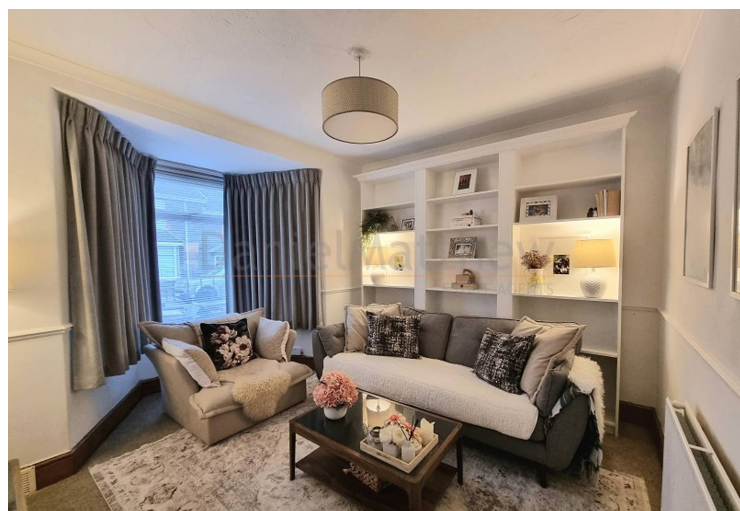




55 Acland Road, Bridgend

£199,950 Leasehold

BEAUTIFULLY PRESENTED TWO BEDROOM PROPERTY (FOOTPRINT OF A THREE BEDROOM) • TWO RECEPTION ROOMS WITH FEATURE FIREPLACE IN SECOND RECEPTION ROOM • RENOVATED KITCHEN/DINER • UTILITY ROOM • TWO DOUBLE BEDROOMS • SPACIOUS FOUR PIECE BATHROOM • ENCLOSED GARDEN WITH OUTBUILDING AND LANE ACCESS • CLOSE TO LOCAL AMENITIES, BRIDGEND TOWN, M4 ACCESS AND WALKING DISTANCE TO THE RAIL LINKS • PERFECT FIRST TIME BUYER AND FAMILY HOME

DanielMatthew
ESTATE AGENTS



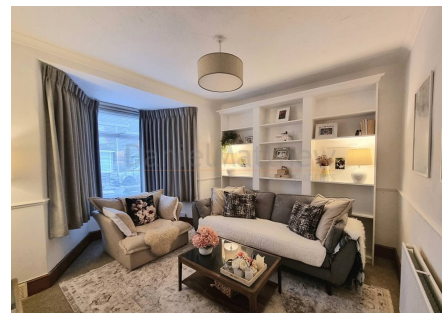
Spacious two-bedroom home with two receptions, modern kitchen/diner, utility, large bathroom, and great location near amenities, schools, and transport. Stylish, comfortable, and move-in ready.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



- › BEAUTIFULLY PRESENTED TWO BEDROOM PROPERTY (FOOTPRINT OF A THREE BEDROOM)
- › TWO RECEPTION ROOMS WITH FEATURE FIREPLACE IN SECOND RECEPTION ROOM
- › RENOVATED KITCHEN/DINER
- › UTILITY ROOM
- › TWO DOUBLE BEDROOMS
- › SPACIOUS FOUR PIECE BATHROOM
- › ENCLOSED GARDEN WITH OUTBUILDING AND LANE ACCESS
- › CLOSE TO LOCAL AMENITIES, BRIDGEND TOWN, M4 ACCESS AND WALKING DISTANCE TO THE DAILY LINKS





ENTRANCE HALLWAY

Enter via UPVC door into a bright and spacious hallway, with plain walls, high ceilings with beautiful original features, laminate flooring, radiator, staircase access to the first floor and access to the ground floor rooms.

RECEPTION ROOM ONE

UPVC bay window to front aspect, plain walls, texture ceiling, carpet flooring, radiator and feature wall storage to remain.

RECEPTION ROOM TWO

UPVC window to rear aspect, plain walls, texture ceiling, laminate flooring, radiator and beautiful feature fireplace (chimney and flu in situ).

KITCHEN/DINER

Beautiful kitchen with side UPVC double glazed window, range of wall and base units with complimentary work stop, stainless steel sink an mixer tap, integrated oven with gas hob and extractor over, space for fridge/freezer and space for a table.

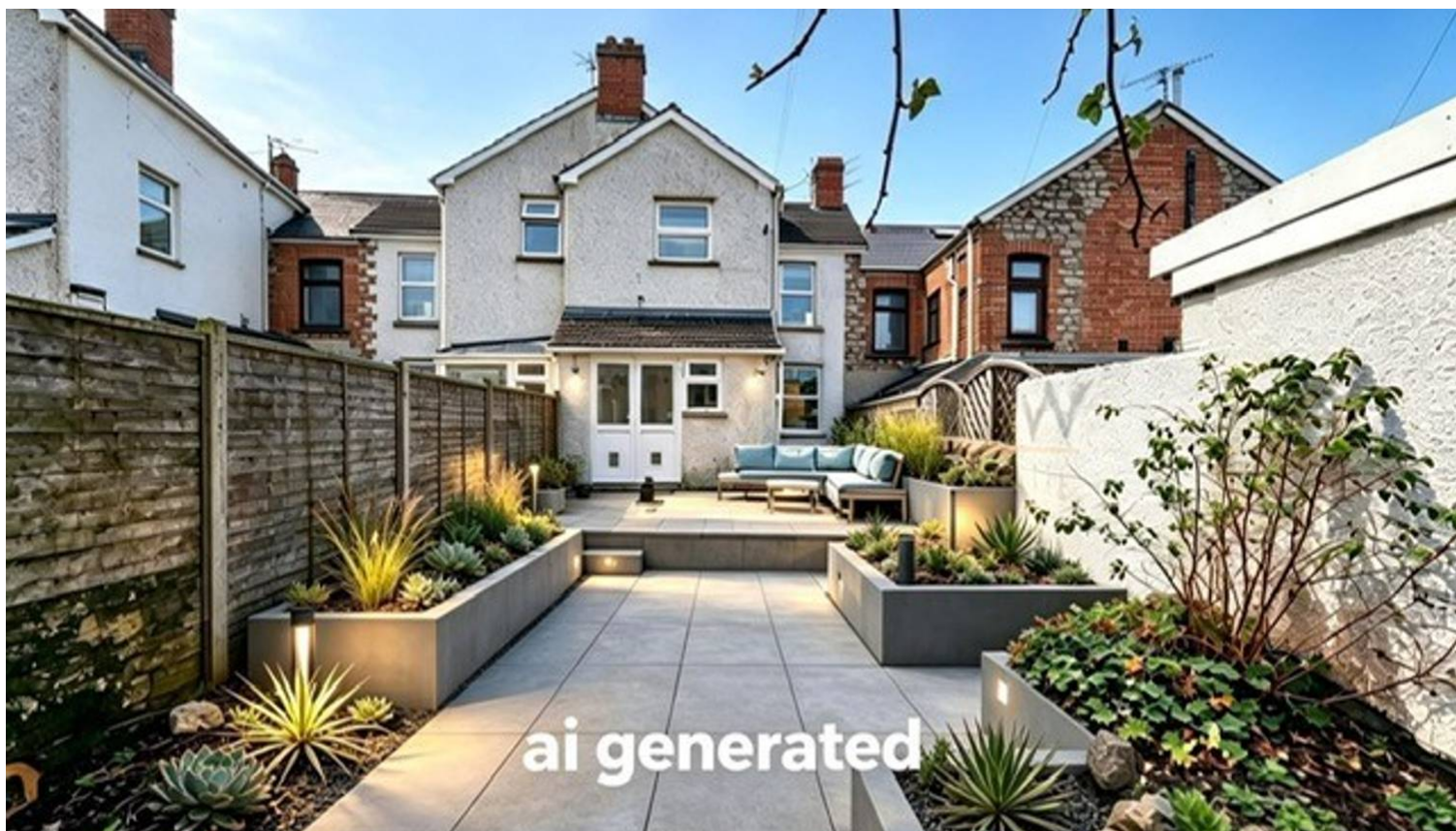
UTILITY

UPVC window and door to rear aspect, plain walls, laminate flooring, boiler housed on the wall and plumbing for a washing machine.

LANDING

Plain walls, textured ceiling, carpet flooring, storage cupboard, attic hatch and access to first floor rooms.

BEDROOM ONE

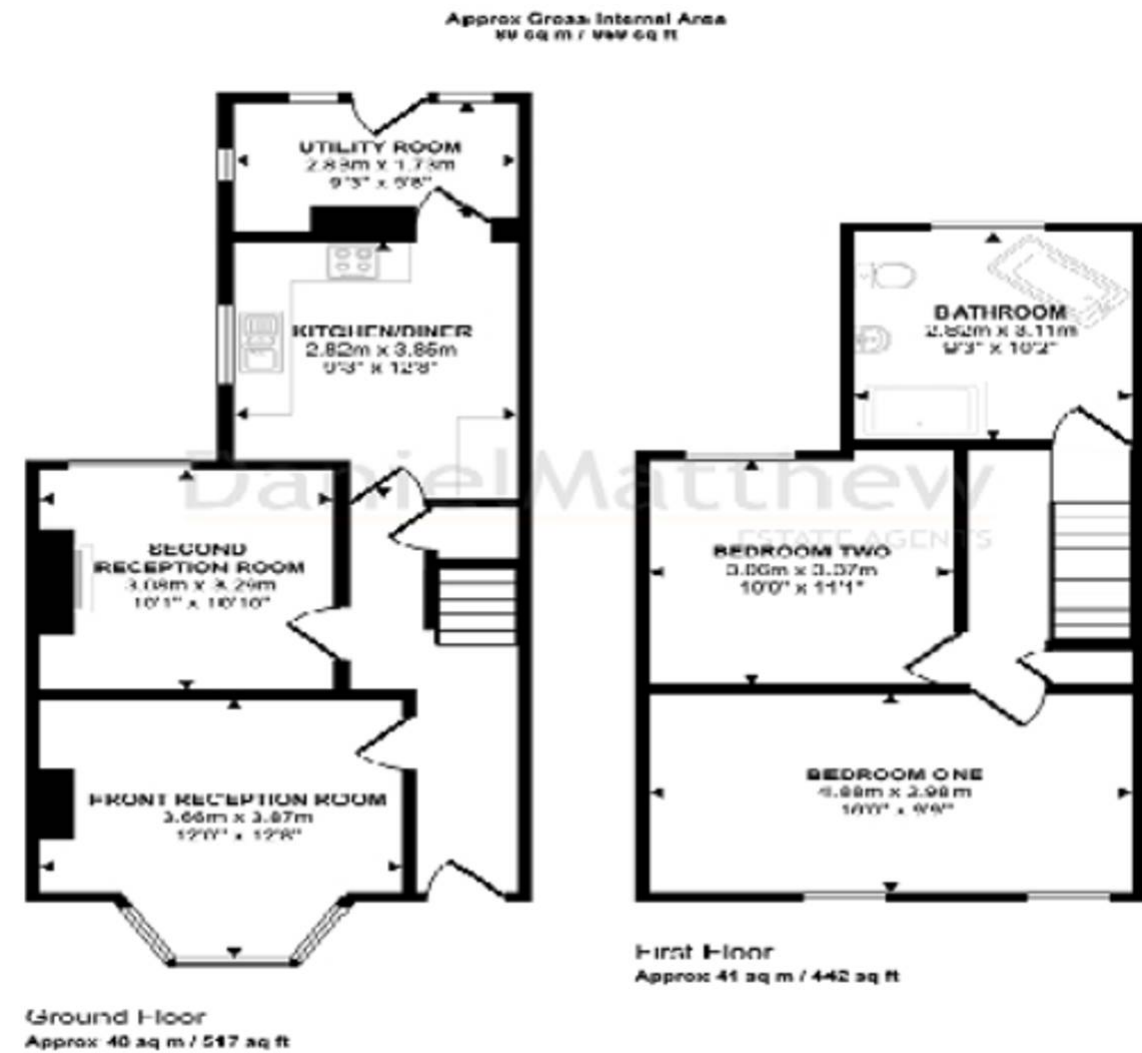


GARDEN

Front- Wall boundary and gate with path leading to the front door and area for storage or plants. Rear- Wall and fence boundary, patio area to side and rear, laid to lawn, rear gate access to the lane and door access to the outbuilding for storage. Outbuilding- Tile roof with UPVC window and door access from the garden.







You can include any text here. The text can be modified upon generating your brochure.

