



2 Jubilee Crescent, Bridgend

Bridgend

£215,000



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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- An extended three bedroom end of terrace family home
- Lovingly maintained by the same vendors for nearly 30 years
- Retaining the original two reception rooms, one with a feature bay window
- Ground floor wet room/utility room plus first floor shared bathroom
- Two generous double bedrooms plus a well proportioned single bedroom to the first floor
- Available to purchase with no ongoing chain
- Landscaped front and rear gardens
- Generous driveway off road parking plus detached garage
- Positioned at the end of a quiet cul-de-sac and on the periphery of Bridgend Town Centre
- Within walking distance to an abundance of local town amenities, supermarkets and reputable school



Hallway

The property is entered via a UPVC and obscure glazed panel door into the light and inviting entrance hallway. The hallway offers fitted carpet flooring, continuing on the fixed staircase giving access to the first floor accommodation. There are doorways leading to the front dining room, rear lounge and kitchen to the rear.

Dining Room

9' 1" x 12' 10" (2.76m x 3.91m)

The front reception room benefits from a large bay window to the front with UPVC double glazing, fitted carpet flooring and offers a recessed alcove space within the chimney breast, allowing space to position and/or install an ornate feature fire place.

Lounge

12' 1" x 12' 10" (3.68m x 3.91m)

The lounge to the rear benefits from a large UPVC double glazed window to the rear, with a small obscure side window, flooding the room with natural light. The room features laminate wood flooring and a focal feature fire surround, with a current electric free standing stove set in place.

Kitchen

7' 7" x 11' 0" (2.32m x 3.36m)

The well appointed kitchen has been fitted with a matching range of white base, larder and wall mounted units, complimented by a dark laminated worktop. The space offers a free standing cooker, an under counter fridge and provides space for an under counter freezer. There is a stainless steel sink unit positioned below the large UPVC double glazed window to the side and a doorway to the rear of the room gives access to the inner hallway.



Inner Hall

The inner hallway provides access to a useful full height storage cupboard, the ground floor wet room and a UPVC double glazed door to the side giving access to the rear garden.

Wet Room/Utility Room

6' 0" x 11' 0" (1.82m x 3.36m)

The convenient ground floor wet room also features space and plumbing to store a washing machine. The room is fitted with a coloured pedestal wash hand basin, low level WC and a fully tiled shower area to one corner with an electric shower fitted. The room also benefits from a large UPVC obscure double glazed window to the rear.

Landing

To the first floor the landing has a continuation of the same fitted carpet flooring as the hallway and stairs, and offers a generous cupboard for storage over the bulk head of the stairs. The landing gives access to all three bedrooms and the shared bathroom.

Bedroom One

11' 1" x 12' 11" (3.37m x 3.93m)

The large double bedroom to the rear features fitted carpet flooring, a large UPVC double glazed window overlooking the garden, built in wardrobe storage set within one recessed alcove and a useful airing store cupboard housing the gas combination boiler.

Bedroom Two

8' 10" x 10' 11" (2.68m x 3.33m)

The second spacious double bedroom is located to the front of the property. The room benefits from fitted carpet flooring and a large UPVC double glazed window overlooking the quiet cul-de-sac.

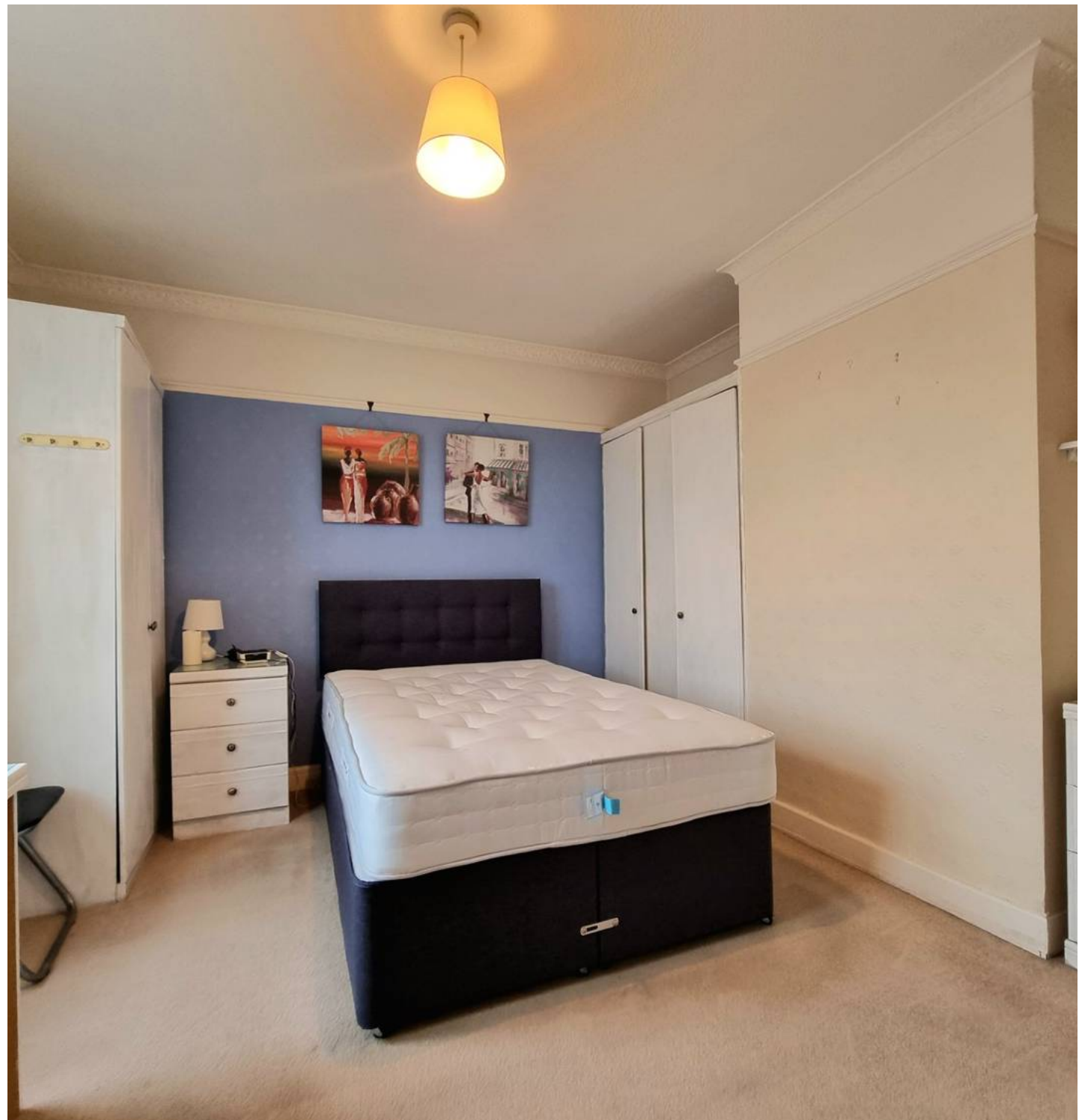
Bedroom Three

6' 0" x 6' 11" (1.83m x 2.10m)

Bedroom three is a well proportioned single bedroom located to the front of the property. The room benefits from fitted carpet flooring and a UPVC double glazed window to the front enjoying the same view as bedroom two.

DRIVEWAY

4 Parking Spaces



Bathroom

The first floor shared bathroom has been fitted with a white three piece suite comprising; panel bath, low level WC and a pedestal wash hand basin. The room benefits from full height wall tiling, laminate wood flooring and an obscure UPVC double glazed window to the rear.

Rear Garden

The generous rear garden enjoys an expansive level lawned garden, with a central pathway running from the brick pavia courtyard area behind the detached garage. To the rear of the lawn, the boundary is laid to mature plants, trees and shrubs. There is a section of land running parallel alongside the driveway that has been maintained by the vendors since ownership, however this strip of land is not on the title deed of the property and belongs to National Grid. It is essentially a green belt strip offering extra separation between the property and the playpark.

DRIVEWAY

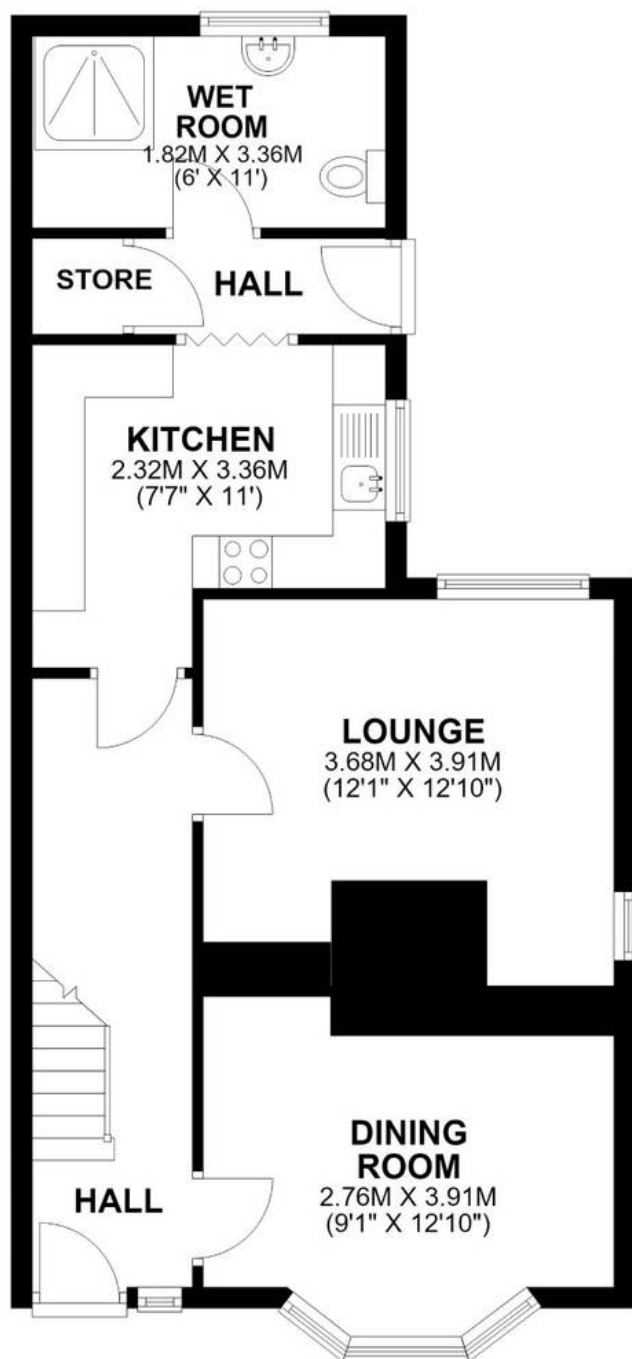
4 Parking Spaces

The property benefits from a generous tandem driveway to one side, providing off road parking for two/three vehicles ahead of the detached single garage. The garage has a traditional up and over garage door to the front and offers power supply and a pedestrian door to the side.

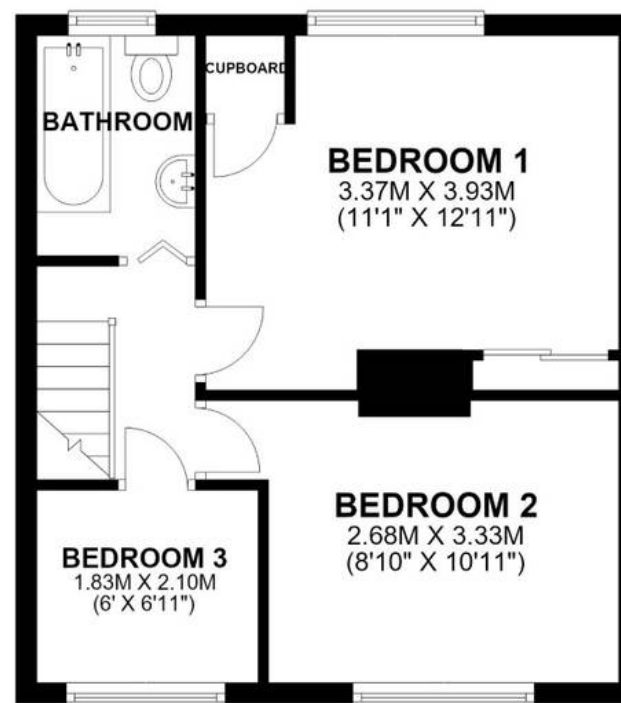




GROUND FLOOR



FIRST FLOOR





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