



28 Cemetery Road, Bridgend – CF31 1NA
Bridgend

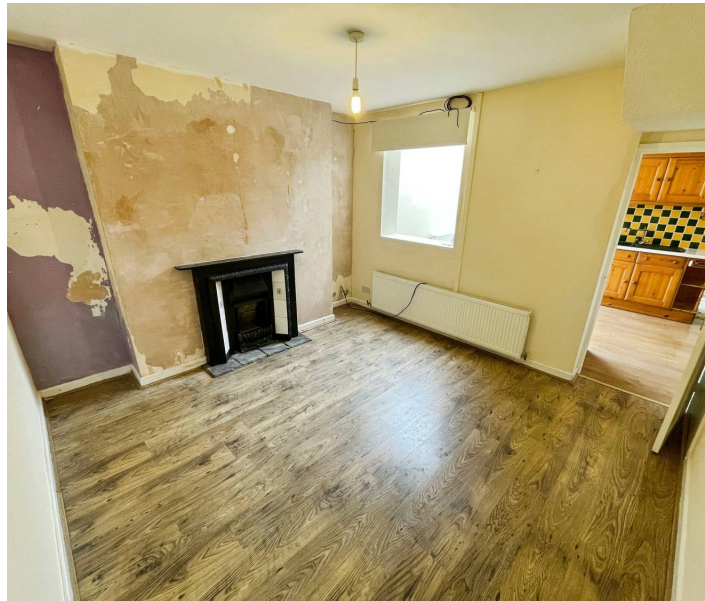
£150,000

28 Cemetery Road

Bridgend

Step inside this three bedroom terraced house, perfect for first time buyers or as a smart investment opportunity. The property features two generous reception rooms, offering plenty of space for relaxing or entertaining friends and family. The kitchen and diner is well-proportioned and practical. On the ground floor, you will find both a bathroom and a separate shower room. Upstairs, three comfortable bedrooms provide ample room for a growing family, home office or guest accommodation. The layout is versatile, suiting a variety of lifestyles and needs. With its welcoming feel and flexible living spaces, this home is ready for you to move in and make it your own. The location is convenient for local amenities, schools and transport links, making daily life that little bit easier. Whether you are looking to get onto the property ladder or searching for a reliable buy-to-let, this property offers great potential. Book your viewing today and see for yourself how this charming house could be the perfect fit for your next chapter.

- Three bedroom terraced house
- Two reception rooms
- Kitchen / diner
- Ground floor bathroom and shower room
- Courtyard rear garden
- Ideal first time or investment purchase





Entrance

Via part glazed and frosted PVCu front door into the entrance hall.

Entrance hall

Textured ceiling with centre pendant light, plastered and emulsioned walls, radiator and fitted carpet. Doors leading to the lounge and dining room.

Reception 1 / lounge

11' 9" x 10' 3" (3.57m x 3.13m)

Plastered and emulsioned ceiling and walls, fitted carpet, PVCu double glazed window overlooking the front and radiator.

Reception 2 / dining room

12' 3" x 11' 5" (3.74m x 3.47m)

Plastered and emulsioned ceiling with centre pendant light, plastered and emulsioned walls, laminate flooring in wood effect, radiator and door leading to under stairs storage cupboard. Feature fireplace and square opening overlooking the kitchen/diner and door leading into the kitchen/diner.

Kitchen/diner

15' 2" x 9' 1" (4.63m x 2.78m)

Plastered and emulsioned ceiling with centre strip light, perspex roof over the dining area, plastered and emulsioned walls with tiling to the splash back areas and laminate flooring in wood effect. A range of base and wall units in shaker style with complementary roll top work surfaces, freestanding gas cooker and sink with mixer tap. Space for under counter fridge/freezer, radiator and PVCu frosted double glazed door leading out to the rear garden.

Inner hallway

Access to the shower room and bathroom.



Bathroom

10' 4" x 5' 3" (3.16m x 1.60m)

Textured ceiling with centre light, part tiled / part papered walls, radiator, vinyl flooring in tile effect and PVCu frosted window overlooking the side. Built in storage cupboard housing the gas boiler. Three piece suite comprising low level WC, bath with chrome taps and pedestal wash hand basin with chrome taps.

Shower room

5' 10" x 3' 3" (1.77m x 0.98m)

Plastered ceiling with centre light, tongue and groove plastic panelled walls, tiled flooring with steps up to an inset shower tray with overhead chrome mixer shower, wall mounted extractor fan and frosted PVCu double glazed window to the rear.

Landing

Via stairs with fitted carpet and handrail. Split level landing leading to three bedrooms.

Bedroom 3

9' 6" x 9' 3" (2.90m x 2.82m)

Textured ceiling with centre light, smoke alarm, radiator, plastered and emulsioned walls, exposed floorboards and PVCu double glazed window overlooking the side.

Bedroom 2

11' 0" x 9' 7" (3.36m x 2.91m)

Textured ceiling with centre light, plastered and emulsioned walls and exposed wooden floorboards. PVCu double glazed window to the rear and radiator.

Bedroom 1

15' 3" x 10' 10" (4.64m x 3.31m)

Textured ceiling with centre pendant light and smoke alarm, plastered and emulsioned walls, fitted carpet, radiator and two PVCu windows to the front.

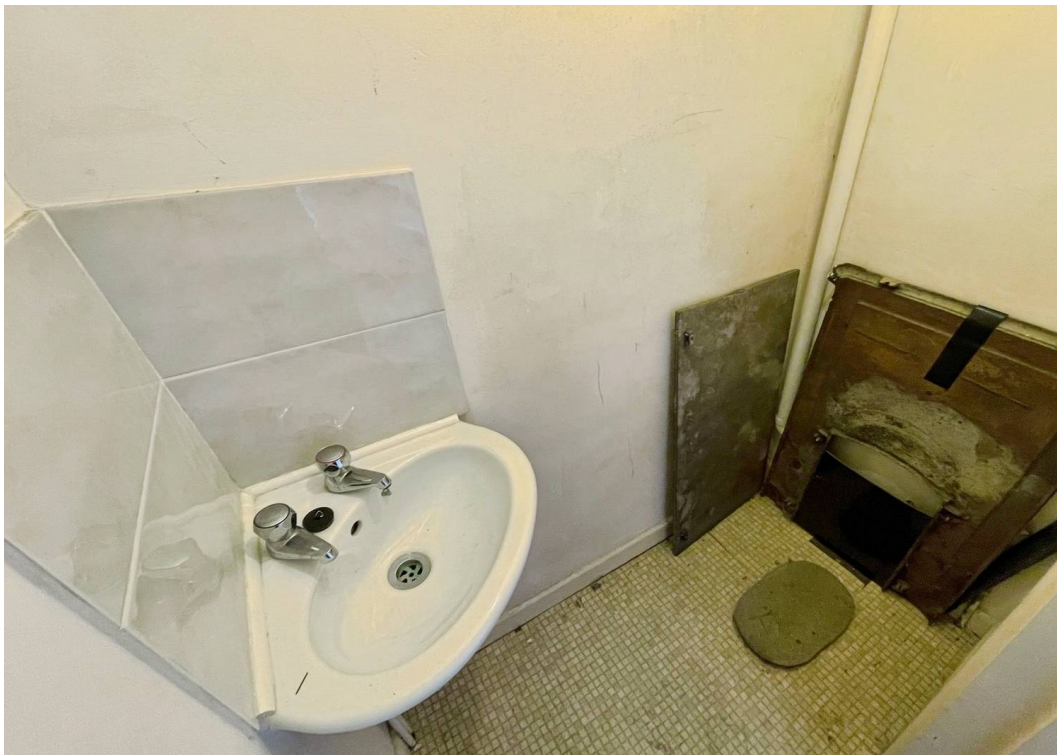
Potential WC

2' 3" x 4' 4" (0.69m x 1.33m)

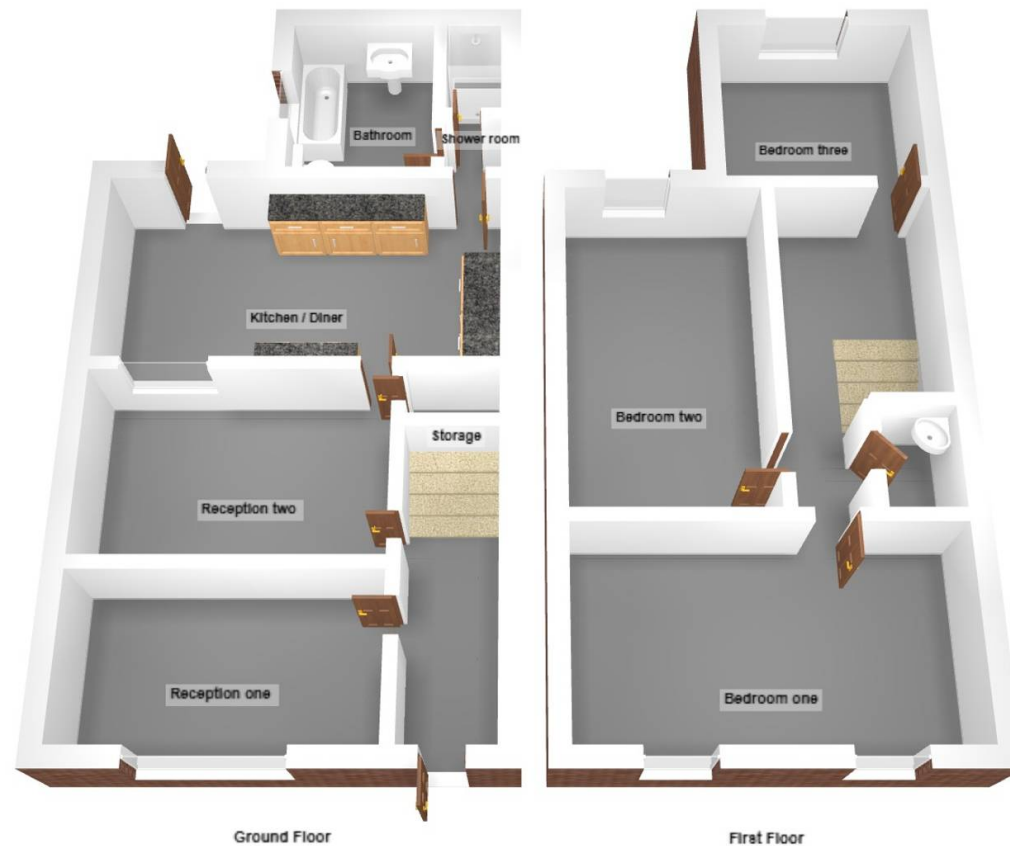
Textured ceiling with centre light and extractor, textured walls, vinyl flooring in tile effect and wall mounted ceramic sink with chrome taps and tiled splashback. Plumbing in place for a saniflo WC.

Outside

Paved pathway leading to the front door and area of decorative stone. Private enclosed rear courtyard garden laid to patio, rear lane access and block built shed.







Payton Jewell Caines

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