



## Shakespeare Avenue, offers over £180,000

- 2 bedroom semi-detached
- Additional Loft Room
- Close to local schools
- Council Tax Band B
- Ideal first time buy
- EPC Rating: D



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## About the property

Located in the highly sought-after area of Cefn Glas, Bridgend, this well-presented and spacious two-bedroom semi-detached property with an additional loft room and spacious garden, offers an ideal opportunity for first-time buyers, families, or investors alike.







# Accommodation

## Ground Floor

### Entrance Hall

### Lounge

15' 1" x 10' 8" ( 4.60m x 3.25m )

### Kitchen

14' x 6' 10" ( 4.27m x 2.08m )

### Conservatory

12' 10" x 6' 2" ( 3.91m x 1.88m )

## First Floor

### Landing

### Bedroom 1

14' 1" x 9' 5" ( 4.29m x 2.87m )

### Bedroom 2

7' 4" x 11' 4" ( 2.24m x 3.45m )

### Bathroom

5' 5" x 6' 3" ( 1.65m x 1.91m )

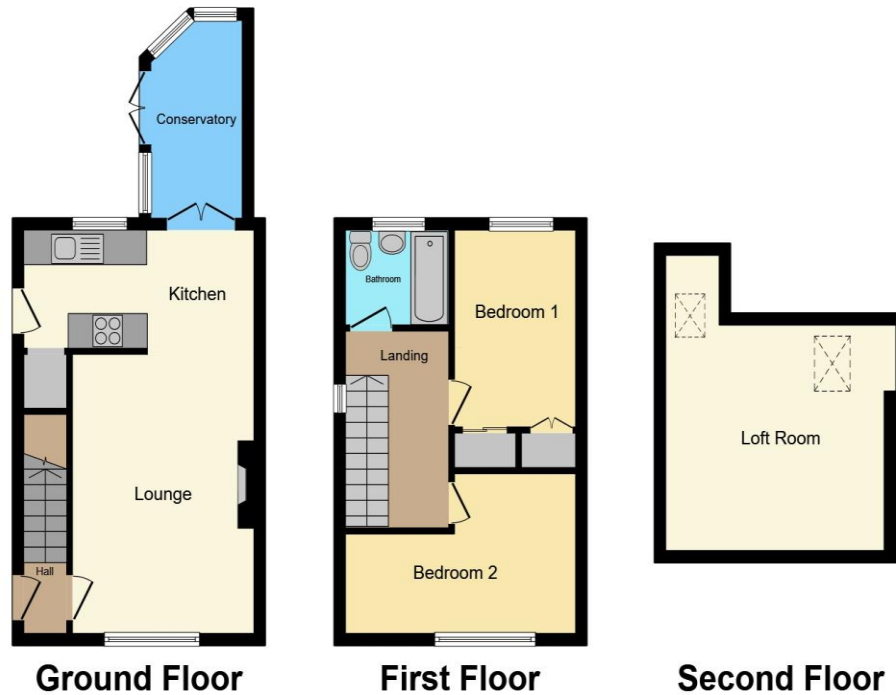
## Loft Room

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## Floorplan



Total floor area 83.2 m<sup>2</sup> (895 sq.ft.) approx

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