



45 Shakespeare Avenue, Bridgend

£174,950 Freehold

TWO BEDROOM SEMI DETACHED WITH GARAGE • BATHROOM AND KITCHEN UPGRADED • ENCLOSED GARDEN, DRIVE AND GARAGE • TWO DOUBLE BEDROOMS • LOCATED IN CEFN GLAS, CLOSE TO AMENITIES, M4 ACCESS AND SCHOOL CATCHMENT

DanielMatthew
ESTATE AGENTS



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Council Tax band: B

Tenure: Freehold

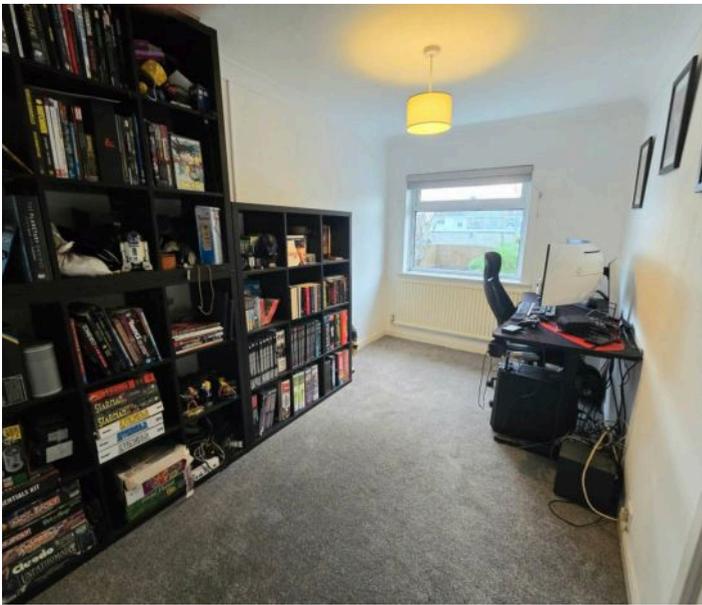
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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- › BATHROOM AND KITCHEN UPGRADED
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Entrance

Enter via side UPVC door into the entrance, plain walls, textured ceiling, access to the staircase and ground floor rooms.

Lounge

14' 8" x 10' 7" (4.48m x 3.23m)

UPVC double glazed window to front aspect, plain walls, plain ceiling, laminate flooring, two radiators and access to the kitchen.

Kitchen

13' 11" x 6' 10" (4.25m x 2.09m)

UPVC double glazed window to rear aspect, Renovated kitchen with a range of wall and base units with complimentary worktop, composite sink with mixer tap, space for a washing machine, space for a fridge/freezer, range cooker with extractor over, side UPVC door, larder storage cupboard, plain and tile walls, plain ceiling and laminate flooring.

Landing

UPVC window to side aspect, attic hatch, airing cupboard, plain walls, textured ceiling and carpet flooring.

Bedroom One

13' 11" x 8' 9" (4.24m x 2.67m)

UPVC double glazed window to front aspect, plain walls, plain ceiling, carpet flooring and radiator.

Bedroom Two

13' 0" x 7' 4" (3.95m x 2.24m)

UPVC double glazed window to rear aspect, plain walls,



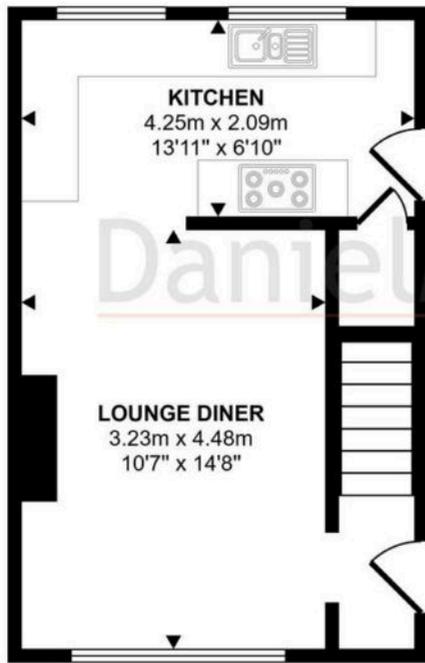
GARDEN

Front garden has hedge boundary with laid to lawn, drive and side gate access. Rear garden has a fence boundary, access to the garage, laid to patio, laid to lawn.





Approx Gross Internal Area
57 sq m / 614 sq ft



Ground Floor
Approx 28 sq m / 305 sq ft



First Floor
Approx 29 sq m / 309 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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