



21 Cemetery Road, Bridgend

£175,000 Freehold

Charming Two Bedroom Home Near Bridgend Town Centre • Bright And Inviting Open Plan Lounge • Modern Kitchen/Diner • Two Spacious Bedrooms • Family Bathroom • Low Maintenance Rear Garden • Lane Access To Garage • Garage With Power & Up And Over Door • Ideal Purchase For First Time Buyers • Walking Distance To Bridgend Town Centre

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ESTATE AGENTS



Charming two bedroom home near Bridgend Town Centre with open plan lounge, modern kitchen, spacious bedrooms, rear garden, garage, and easy access to shops, schools, and transport.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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Entrance Hallway

Enter via UPVC double glazed door into hallway. Laminate flooring. Door leading into lounge.

Lounge

21' 5" x 12' 10" (6.53m x 3.92m)

Spacious nicely presented open plan lounge with UPVC double glazed window to the front with vertical blinds and radiator under. Flat skimmed ceiling with down lights. Staircase off to first floor with under stairs storage cupboard. Laminate flooring. Door to kitchen/diner.

Kitchen/Diner

12' 2" x 10' 7" (3.70m x 3.23m)

A modern high gloss fitted kitchen which comprises of a range of wall and base units to include inset draws and display cabinets. Coordinating work surfaces with one and a half bowl stainless steel sink and drainer with mixer taps. Integrated electric oven with gas hob and canopy extractor over. Integrated low level fridge and freezer. Plumbing for automatic washing machine. Opening up into dining area with has room for a table and chairs. UPVC French doors out to the rear garden. Skimmed ceilings with down lights and laminate flooring.

Landing

Carpeted staircase to first floor with inset lighting. Skimmed ceiling with down lights. Access to all first floor rooms.



Bedroom One

13' 11" x 10' 3" (4.24m x 3.12m)

Situated to the front of the property with UPVC double glazed window with blinds to remain. Skimmed walls and ceiling with down lights. Radiator. Fitted carpets.

Bedroom Two

10' 4" x 7' 9" (3.16m x 2.37m)

Situated to the rear of the property with UPVC double glazed window with blinds to remain. Skimmed walls and ceiling with centre light . Radiator. Fitted carpets.

Bathroom

10' 11" x 5' 10" (3.32m x 1.79m)

A nicely presented three piece bathroom suite which includes a sink unit positioned on beach vanity unit with matching cabinet, WC and wall mounted bath with shower off taps and shower curtain. Heated chrome towel rail. Tiling to splash back areas. Skimmed sloping ceiling with down lights. UPVC obscure double glazed window with blind. Laminate flooring. Wall mounted combination boiler.

Garden

An enclosed low maintenance rear garden, well maintained with large decked area and the rest of the garden laid to lawn. Path leading to personnel door giving access to detached garage.





