



## 12 Cemetery Road, Bridgend

£179,950 Freehold

Mid Terraced Three Double Bedroom Property • Generous Open Plan Lounge / Dining Room • Fitted Kitchen with Breakfast Area • Downstairs Four Piece Bathroom Suite • New Central Heating Boiler • Maintenance Free Rear Garden • Garage • Nicely Presented Throughout • Walking Distance To Hospital, Town Centre & Train Station • NO ONGOING CHAIN

**DanielMatthew**  
ESTATE AGENTS





No chain. Three bedrooms, lounge/diner, kitchen, new boiler, bathroom, low-maintenance garden, garage. Close M4, hospital, railway station and town centre. Ideal for families or first-time buyers.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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### Entrance Hall

Enter via a UPVC front door into the hallway. Laminate flooring. Radiator. Door leading to lounge / diner.

### Lounge / Dining Room

22' 5" x 15' 7" (6.84m x 4.74m)

A spacious room with an open plan staircase leading to first floor. UPVC double glazed window to the front with blinds to remain. Emulsioned walls and ceiling with coving. Laminate flooring. Radiator. Cupboard housing the gas meter. Understairs storage cupboard. Opening into the kitchen.

### Kitchen

14' 8" x 10' 0" (4.48m x 3.04m)

A fully fitted kitchen which comprises of a range of wall and base units to include inset draws and coordinating work surfaces with tiling to splash back areas. Belfast sink with mixer tap, integrated electric oven with gas hob and extractor over, plumbing for washing machine and space for tall fridge/freezer. Laminate flooring, skimmed ceiling with down lights. The breakfast area has an antiglare ceiling with French doors leading to the garden. Radiator.

### Bathroom

9' 11" x 6' 8" (3.02m x 2.04m)

A four piece suite situated to the rear elevation with obscure UPVC double glazed window. Fully tiled walls and floor; comprises of a bath, pedestal wash hand basin, WC and cubicle shower. Wall mounted bathroom cabinet. Radiator.

### Landing





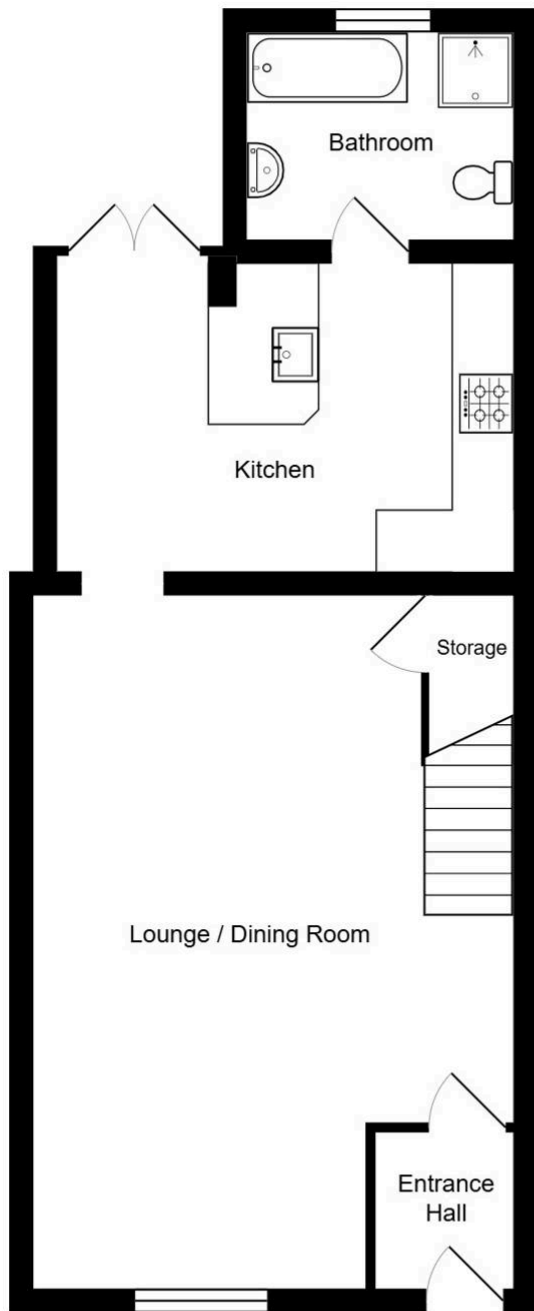
## GARDEN

Maintenance free rear garden with patio area. Rear gate giving access to lane. Garage.

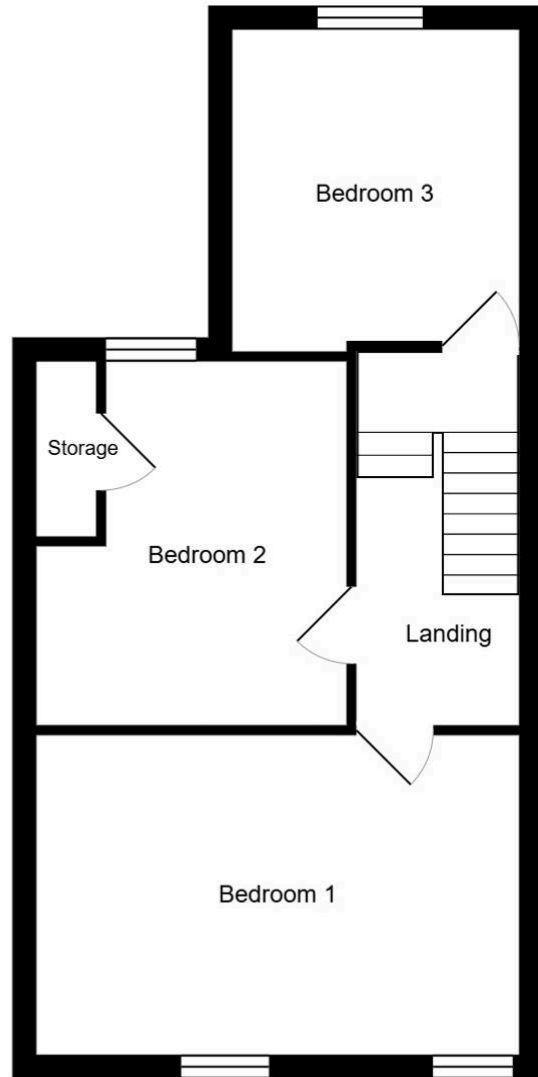








GROUND FLOOR



FIRST FLOOR

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