



## 30 Cemetery Road, Bridgend, CF34 0LW

**£150,000**

We're pleased to offer For Sale this traditional semi detached property in the desirable area of Cemetery Road. Situated in a friendly neighbourhood, this property benefits from local amenities, schools, and parks, all within easy reach. The surrounding area boasts a rich history and a strong sense of community, making it an excellent place to call home.

The accommodation briefly comprises a porch, hallway, dual aspect lounge has an abundance of natural light, kitchen, inner hallway, bathroom and W.C. to the ground floor.

With a landing and three double bedrooms, to the first floor this property is ideal for families or those seeking extra space.

The property further benefits from gas central heating via combination boiler, double glazing throughout with a mixture of uPVC and hardwood frames, front forecourt, rear garden and side access.

Whether you are a first-time buyer or looking to invest in a property with great potential, this semi detached house on Cemetery Road is a fantastic opportunity. With its prime location, it is sure to attract interest. Do not miss the chance to view this lovely home and envision your future in this delightful setting.

Tenure = Freehold (TBC by a legal representative)

EPC = D

Council Tax band = C

## GROUND FLOOR

### Porch

Entry via uPVC double glazed door. Skimmed and coved ceiling, skimmed walls, fitted carpet and door to:

### Hallway



Skimmed and coved ceiling, skimmed walls, fitted carpet, radiator, carpeted stairs to first floor and door to:

### Lounge 21'7" x 12'5" (6.6 x 3.8)



Skimmed and coved ceiling, skimmed walls, fitted carpet, two radiators, uPVC double glazed window to front, hardwood double glazed window to rear, under stairs storage and door to:

### Kitchen 10'9" x 10'2" (3.3 x 3.1)



Skimmed and coved ceiling, skimmed and tiled walls, tiled flooring, two hardwood double glazed windows to side, radiator, a range of base and wall mounted units with a complementary work surface

housing a stainless steel sink/drainer, integrated oven, hob and extractor, space for fridge freezer, washing machine and dishwasher or tumble dryer, door to:

### Inner Hallway

Textured ceiling, tiled walls, vinyl flooring, uPVC double glazed door to side and two doors off.

### Bathroom 8'10" x 6'6" (2.7 x 2.0)



Textured ceiling, tiled walls, vinyl flooring, chrome towel rail radiator, storage cupboard, hardwood double glazed window with obscured glass to rear and a two piece suite comprising a panel bath with shower over and a pedestal wash hand basin.

### W.C. 4'11" x 3'3" (1.5 x 1.0)



Textured ceiling, tiled walls, vinyl flooring, radiator, hardwood double glazed window with obscured glass to rear and a two piece suite comprising a low level W.C and wall mounted wash hand basin.

## FIRST FLOOR

### Landing



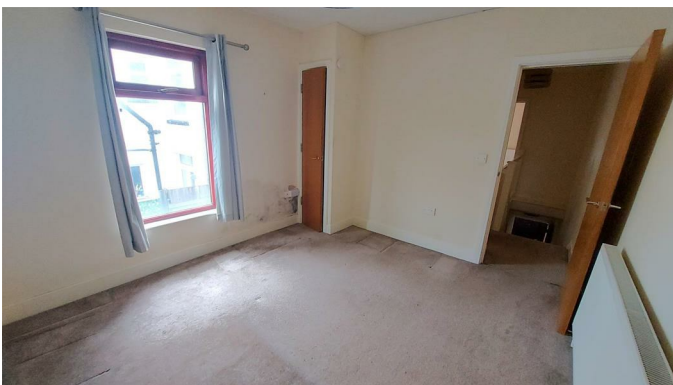
Skimmed ceiling with loft access, skimmed walls, fitted carpet, radiator and three doors off.

### Bedroom One 16'4" x 9'10" (5.0 x 3.0)



Skimmed ceiling, skimmed walls, fitted carpet, two radiators and two hardwood double glazed windows to front.

### Bedroom Two 11'5" x 10'5" (3.5 x 3.2)



Skimmed ceiling, skimmed walls, fitted carpet, storage cupboard housing a gas combination boiler, radiator and hardwood double glazed windows to side.

### Bedroom Three 11'1" x 9'10" (3.4 x 3.0)



Skimmed ceiling, skimmed walls, fitted carpet, radiator and uPVC double glazed window to rear.

### OUTSIDE

#### Front Forecourt



Area laid to concrete, bordered with block walls and wrought iron pedestrian gate and wooden gate offering side access.

#### Rear Garden

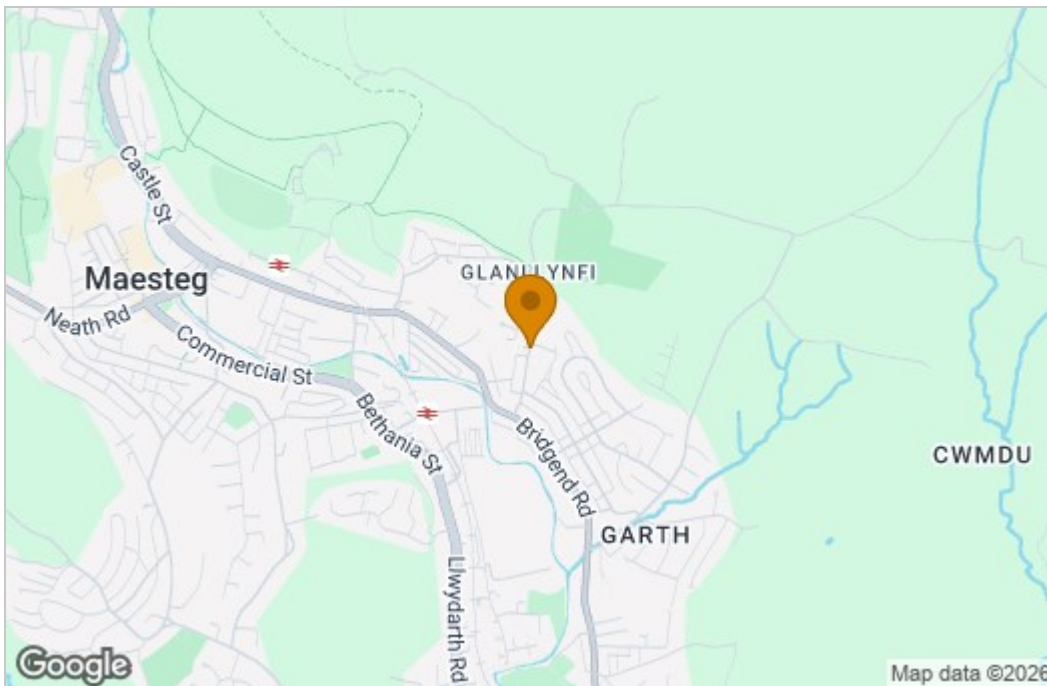


Area laid to concrete, further area laid to lawn.

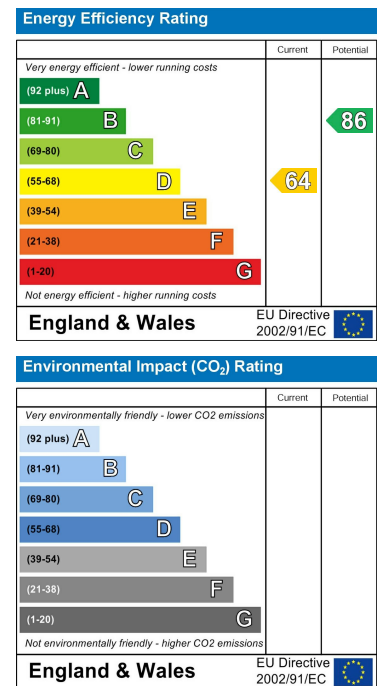
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.