

Payton  
Jewell  
Caines



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FOR SALE  
01656 750764

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Cemetery Road, Bridgend, Bridgend  
County. CF31 1NA

Offers In Excess Of  
£115,000

**PJC** PAYTON  
JEWELL  
CAINES



## Cemetery Road, Bridgend, Bridgend County. CF31 1NA

IN NEED OF RENOVATION! Two bedroom mid terraced property comprising, entrance hall, TWO RECEPTION ROOMS, kitchen, bathroom, two good size bedrooms and rear garden. The property is in need of refurbishment throughout and would make an ideal investment or first time purchase.

### Offers In Excess Of £115,000

- Extended two bedroom mid terraced house
- In need of refurbishment throughout
- Enclosed rear garden
- Two reception rooms
- Two good size bedrooms
- EPC - D / Council tax - C





## DESCRIPTION

Introducing this two bedroom mid terraced house located within easy walking distance of Bridgend town centre, the Princess of Wales Hospital and on a local bus route to the McArthur Glen Designer Outlet Village. J36 of the M4 is within a five minute drive as well as easy access to Bridgend train station.

## ENTRANCE

Via part frosted glazed wooden door into the entrance hall finished with emulsions and coved ceiling, half height tiled walls with the remainder papered, skirting and tiled flooring. Electric consumer box and two wall lights. Door ways leading off to reception rooms 1 and 2.

## RECEPTION 2 (10' 8" x 9' 2") or (3.24m x 2.79m)

Textured and coved ceiling, centre light with ceiling rose, emulsions walls, two wall lights, chimney breast with electric fireplace with marble surround, radiator, aluminium framed double glazed window overlooking the front of the property, skirting and laminate flooring.

## RECEPTION 1 (14' 1" max x 13' 8" max) or (4.29m max x 4.16m max)

Opening leading to kitchen. Stairs leading to first floor. Emulsions and coved ceiling, centre pendant light with ceiling rose, emulsions walls, chimney breast with wall mounted electric fire with alcoves either side, large aluminium framed double glazed window overlooking the rear of the property, skirting and wood effect laminate flooring. Built in storage cupboard housing hot water tank and shelving. Opening into the kitchen.

## KITCHEN (9' 11" x 7' 8") or (3.01m x 2.34m)

Emulsions ceiling with inset spot lights, emulsions walls with tiling to splash back areas, skirting and tiled flooring. A range of base and wall units with roll top work surfaces and space for washing machine and tumble dryer and under counter fridge/freezer. Space for integrated electric oven and four ring electric hob and extractor fan. Inset stainless steel sink with chrome mixer tap and aluminium framed double glazed window overlooking the side of the property. Glazed wooden door leading to the rear garden, door leading into the bathroom.

## BATHROOM (9' 9" max x 5' 1" max) or (2.96m max x 1.55m max)

Vaulted ceiling with inset spot lights, part emulsions / part tiled walls, tiled flooring, two frosted aluminium framed double glazed windows overlooking the side of the property and radiator. Three piece suite comprising low level w.c. pedestal wash hand basin and bath.

## LANDING

Via stairs with fitted carpet and handrail. Emulsions ceiling and walls and continuation of the fitted carpet.

## BEDROOM 1 (13' 8" max x 13' 3" max) or (4.16m max x 4.05m max)

Emulsions and coved ceiling with centre pendant light and loft access, emulsions walls, skirting, fitted carpet, radiator and aluminium framed double glazed window overlooking the rear of the property. Alcove over the stairs which could be ideal for built in wardrobes.

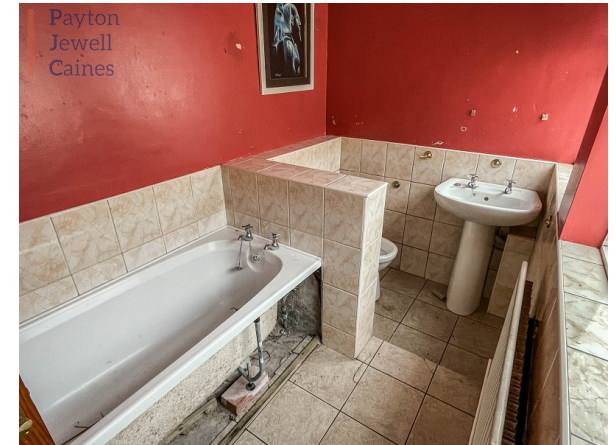
## BEDROOM 2 (13' 4" x 9' 3") or (4.06m x 2.83m)

Emulsions and coved ceiling with centre pendant light and ceiling rose, papered walls, skirting, fitted carpet, radiator and aluminium double glazed window overlooking the front of the property.




## OUTSIDE

Good sized rear garden in need of attention. Front forecourt with dwarf wall, gate, small area of flower beds and concrete path leading to the front door.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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