



## Cemetery Road

Bridgend, Bridgend, CF31 1NA

Open To Offers £139,950

Knights are delighted to offer the opportunity to acquire this uniquely large property on Cemetery Road, Bridgend. This property is the end of terrace and has a double extension to the rear providing plenty of extra living space. Renovations are required, however, the potential for this home is great.

In great location for local schools, shops and public transport routes.

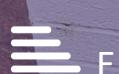
\*Cash Buyers Only\*

Property briefly comprising; Entrance, Porch, Open Living/Dining room, Large Kitchen, Utility room and Shower room to the ground floor. Three double bedrooms and family bathroom to the first floor. Enclosed rear garden.

FOLLOW OUR INSTAGRAM AND FACEBOOK FOR EXCLUSIVE CONTENT SUCH AS VIDEO TOURS, ADDITIONAL IMAGES AND NEW PROPERTIES. @KNIGHTSESTATEAGENTS

### Viewing

Please contact our Knights Barry Office on 01446 700222 if you wish to arrange a viewing appointment for this property or require further information.



## ENTRANCE

Via UPVC door with obscure glass panel leading into;

## PORCH

7'1" x 1'1"

Tiling to floor. Open to;

## OPEN LIVING/DINING ROOM

20'6" x 15'1"

UPVC double glazed window to the front and side elevation. Feature fireplace. Staircase rising to first floor landing. Radiator. Door into;

## KITCHEN

23'1" x 13'2"

Two UPVC double glazed windows to the side elevation. Two radiators. Door into;

## UTILITY ROOM

7'6" x 7'4"

UPVC door with obscure glass panels leading to the rear garden. Wall mounted boiler. Door into;

## SHOWER ROOM

8'7" x 5'7"

UPVC double glazed obscure window to the rear elevation. Tiling to all walls. Low level W/C, wash hand basin and shower. Radiator. Tiling to floor.

## FIRST FLOOR LANDING

Access to loft space. Radiator. Doors off to all rooms.

## BEDROOM ONE

15'4" x 9'8"

UPVC double glazed window to the front elevation. Two built in wardrobes with hanging space and shelving. Radiator. Fitted carpet.

## BEDROOM TWO

13'3" x 10'11"

UPVC double glazed window to the rear elevation. Radiator.

## BEDROOM THREE

11'6" x 7'4"

UPVC double glazed window to the rear elevation. Built in wardrobe with shelving and hanging space. Radiator. Fitted carpet.

## BATHROOM

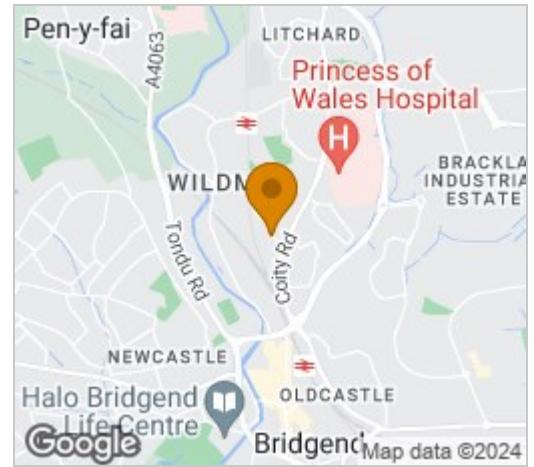
11'8" x 4'4"

UPVC double glazed window to the side elevation. Wood panelling to dado height. Low level W/C, Pedestal wash hand basin with twin taps over and bath with twin taps over. Heated towel rail. Wood effect flooring.

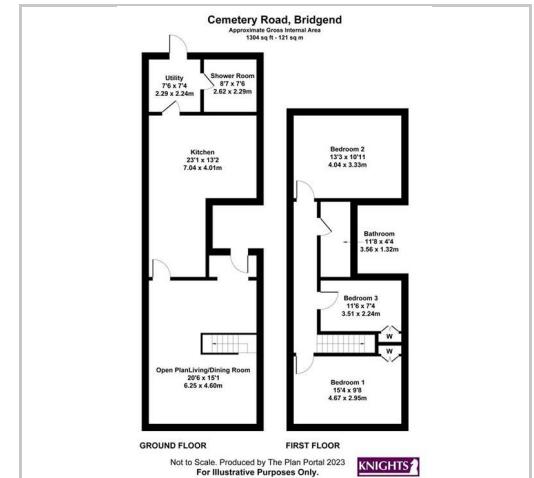
## GARDEN

Enclosed with stone brick wall. Laid with patio slabs. Timber gate to the side giving lane access. Outside water tap.

## Area Map



## Floor Plan



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.