



81, Heol-Y-Bardd
Bridgend, CF31 4TB

Watts
& Morgan

81 Heol-Y-Bardd

Bridgend CF31 4TB

£210,000 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A well-presented two bedroom semi-detached bungalow, located on Heol Y Bardd in the highly regarded south side of Bridgend. Ideally positioned just a short walk from Newbridge Fields and Bridgend Town Centre, the property also offers easy access to local schools, shops and amenities.

The accommodation comprises; kitchen, inner hallway, spacious living room, family bathroom, two good sized bedrooms. Externally, the property benefits from a generous front driveway providing ample parking for multiple vehicles, alongside a detached garage and well-maintained front lawn. To the rear, there is a private and enclosed garden, thoughtfully laid with a combination of patio and lawn areas, offering a lovely space for outdoor relaxation and entertaining. The property is offered to the market with no onward chain.

Directions

* Bridgend town centre - 1.5 Miles * Cardiff- 24.0 Miles *
J36 of the M4 - 4.0 Miles

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC door, the property opens into a bright and airy kitchen, featuring laminate flooring and fitted with a range of wall and base units complemented by matching work surfaces. Integrated appliances include a washing machine and under-counter fridge and freezer. The room also benefits from both a side-facing and front-facing window, allowing plenty of natural light to flow through.

From the kitchen, the inner hallway provides access to the two bedrooms, living room and family bathroom and continues the laminate flooring throughout.

The spacious front-facing living room offers a comfortable and inviting space, featuring carpeted flooring, a large front-facing window and an electric fireplace, creating a pleasant focal point to the room.

The well-proportioned main bedroom is positioned to the rear of the property and benefits from laminate flooring and a rear-facing window overlooking the garden.

The second bedroom is also rear-facing and features laminate flooring, a useful built-in cupboard and a PVC door providing direct access to the rear garden.

Completing the accommodation is the family bathroom, which features tiled flooring, a side-facing window and a three-piece suite comprising a bath with overhead shower, WC and wash hand basin.

GARDEN AND GROUNDS

Approached off Heol y Bardd, No. 81 benefits from a generous front driveway, providing ample off-road parking for multiple vehicles, alongside a detached garage. The front of the property is further complemented by a lovely garden area. To the rear, the property enjoys a private and enclosed garden, thoughtfully laid with a combination of patio and lawn areas. Steps lead up to a further patio area, while a side gate provides convenient access back to the front driveway.

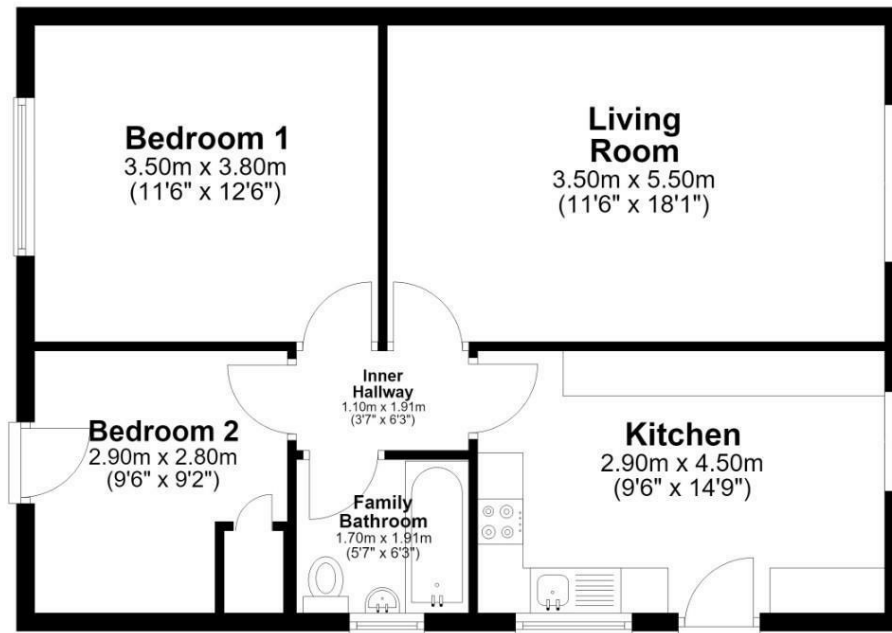
ADDITIONAL INFORMATION

All mains services connected. Freehold. EPC Rating "D". Council Tax band "C".

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

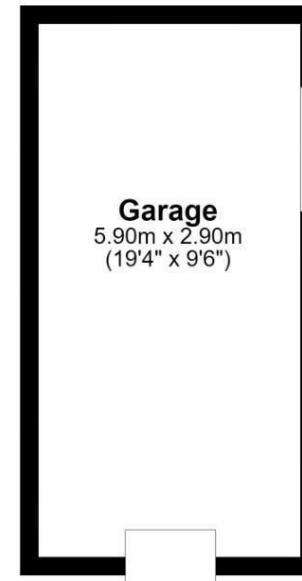
Ground Floor

Approx. 61.1 sq. metres (657.7 sq. feet)



Garage

Approx. 17.1 sq. metres (184.1 sq. feet)



Total area: approx. 78.2 sq. metres (841.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	73
England & Wales		EU Directive 2002/91/EC

