



31, Burns Crescent  
Bridgend, CF31 4PY

Watts  
& Morgan



# 31 Burns Crescent

Bridgend CF31 4PY

£165,000 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A well proportioned 2 double bedroom semi-detached bungalow situated in Cefn Glas. The property is situated conveniently to local amenities, transport links, shops and schools. Cefn glas is within walking distance of Bridgend town centre and close proximity to J36 of the M4 Motorway.

Accommodation comprises; entrance hall, lounge, kitchen, 2 double bedrooms and a 3-piece bathroom. Externally offering a private driveway with off road parking, singe garage and a low maintenance rear garden. Being sold with no onward chain. EPC Rating; 'D'.

## Directions

\* Bridgend town centre - 2.0 Miles \* Cardiff city centre - 22.0 Miles \* J36 of the M4 - 4.0 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a PVC front door into the entrance hall with carpeted flooring, built-in cupboard with radiator and access to the loft hatch. The main living room, to the front of the property, is a great sized reception room with three sets of windows over-looking the front and carpeted flooring. Bedroom one is a generous double bedroom with carpeted flooring and two sets of windows over-looking the front. Bedroom two is a second double bedroom with carpeted flooring and a window to the rear. The bathroom is fitted with a 3-piece suite comprising of a panelled bath with over-head freehand shower, pedestal wash hand basin and WC. With tiling to the walls, tiled flooring and a window to the rear. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over. With tiled splash-backs, vinyl flooring and a window over-looking the rear garden. Integrated appliances include; one and a quarter bowl stainless steel sink with drainer, freestanding oven, grill and hob with extractor fan and under-counter freestanding fridge. Space is provided for a further appliance. The kitchen also houses the gas boiler. A PVC door provides access out to the garage and rear garden.

### GARDENS AND GROUNDS

Approached off Burns Crescent, no.31 benefits from a block paver driveway to the front with off-road parking, steps lead up to the front door and a door provides access into the rear garden and garage. To the rear of the property is a low maintenance garden laid with stone chippings with a paved pathway and access into the garage.

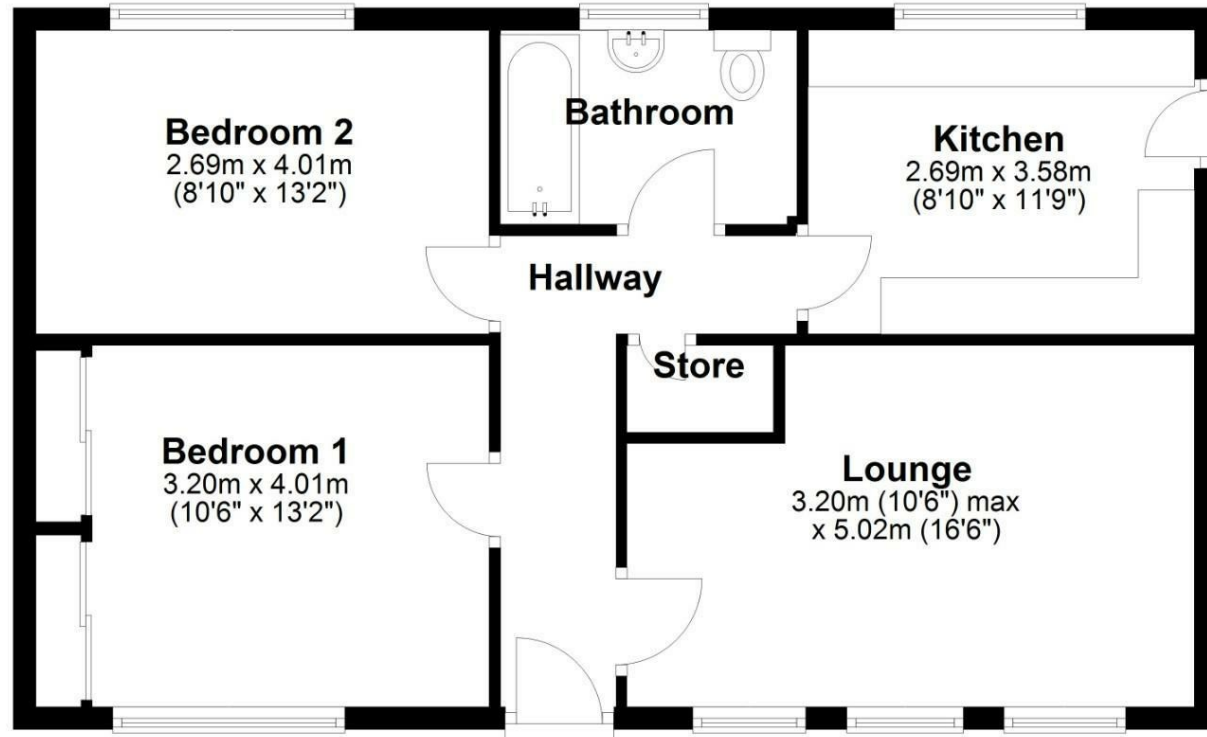
### ADDITIONAL INFORMATION

Freehold. All mains connected. EPC Rating; 'D'. Council Tax is Band 'C'.



## Ground Floor

Approx. 62.0 sq. metres (667.2 sq. feet)



Total area: approx. 62.0 sq. metres (667.2 sq. feet)

**31 Burns Crescent, Cefn Glas**

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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