



Balkenon, Heol Yr Ynys  
Bridgend, CF31 3LH

Watts  
& Morgan







# Balkenon, Heol Yr Ynys

Bridgend CF31 3LH

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**£250,000 Freehold**

**3 Bedrooms | 1 Bathrooms | 2 Reception Rooms**

A well presented traditional three bedroom semi-detached property situated in Bridgend. Conveniently located withing walking distance into Bridgend Town Centre, Newbridge Fields and Junction 36 of the M4. Being sold with no onward chain. Accommodation comprises of entrance hall, lounge, dining/sitting room, modern kitchen. First floor landing, three double bedrooms and a family bathroom. Externally offering a private driveway with off road parking, single garage and a generous rear garden. Chain Free.

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## Directions

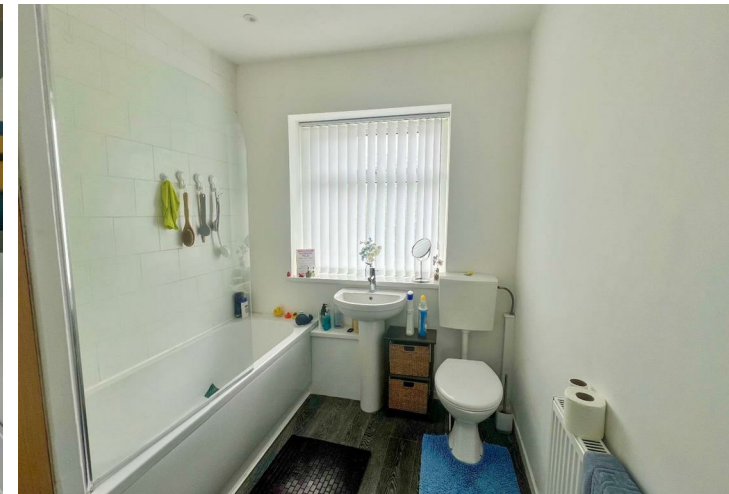
\* Bridgend Town Centre - 1.5 Miles \* Cardiff City Centre - 21.5 Miles \* J36 of the M4 Motorway - 3.0 Miles

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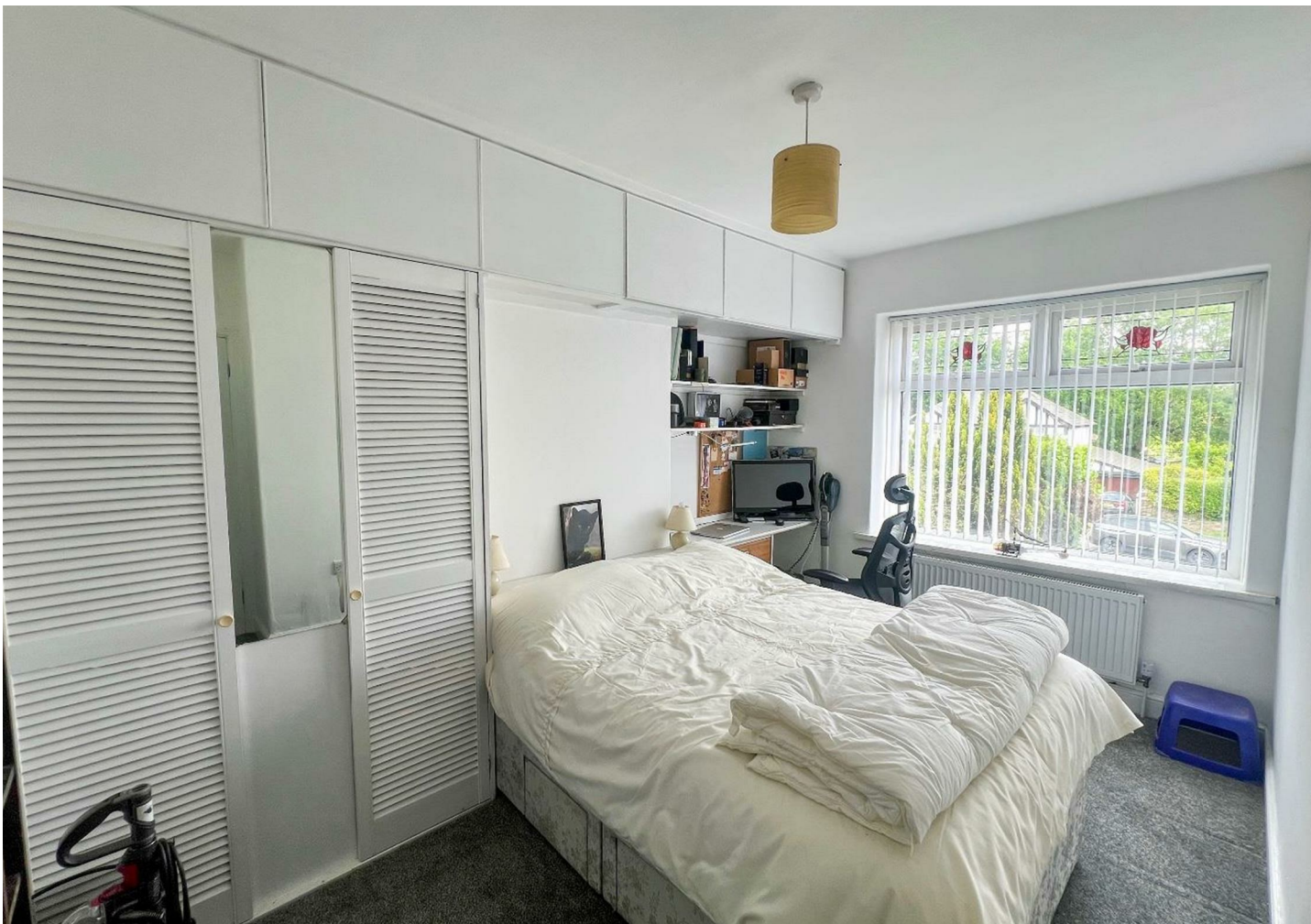
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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a composite front door into the entrance hallway with carpeted flooring, staircase leads up to the first floor and built-in storage cupboards.

The living room to the front of the property is a great size reception room with a bay window to the front, carpeted flooring and a central feature marble fireplace with an open fire. The dining/sitting room is a generous second reception room with carpeted flooring, feature marble fireplace with a gas fire and windows to the rear. The kitchen has been fitted with a range of coordinating high gloss wall and base units with complementary work surfaces over with laminate flooring, window to the rear and a partly glazed PVC door opening out to the rear. Integrated appliances include 4-ring gas hob, oven, grill and extractor hood over. Space is provided for a freestanding fridge freezer and washing machine. There is a built-in breakfast bar area with space for high stools.

The first floor landing offers carpeted flooring and all doors lead off. Bedroom one is a double bedroom with built-in wardrobes and storage, carpeted flooring and a bay window to the front. Bedroom two is a second double bedroom with built-in wardrobes, carpeted flooring and windows to the rear.

The third double bedroom has carpeted flooring and windows to the front. The bathroom is fitted with a 3-piece suite comprising of a panelled bath with overhead shower and glass screen, WC and wash-hand basin with laminate flooring, window to the rear and a built-in airing cupboard housing the gas combination boiler.

### GARDENS AND GROUNDS

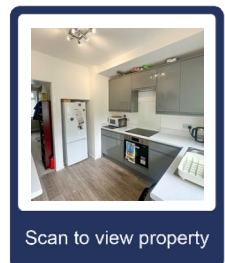
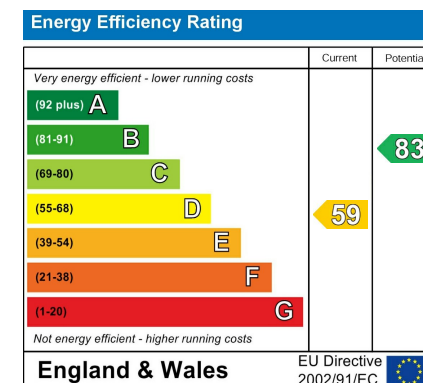
Approached off Heol Yr Ynys Balkenon benefits from a lawned garden to the front and a private driveway to the side with off-road parking for two vehicles leading down to the single garage with manual up and over door. To the rear of the property is an enclosed garden predominantly laid to lawn with an abundance of shrubs and flowers.

### ADDITIONAL INFORMATION

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







Scan to view property

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.





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