



5, Restway Gardens
Bridgend, CF31 4HY

Watts
& Morgan

5 Restway Gardens

Bridgend CF31 4HY

£170,000 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

**** GUIDE PRICE £170,000 - £180,000 ****

A well presented two bedroom detached property situated in the popular residential complex of Restway Gardens for people aged 55 and over. The property is being sold with no onward chain. Located within walking distance of Bridgend Town Centre, close to local transport links and amenities. Comprising of entrance hall, lounge, kitchen/dining room, WC. First floor landing, two double bedrooms and a modern shower room. Externally offering off-road parking, communal grounds and a private garden to the side and decked area.

Directions

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

Entered via a uPVC front door with adjacent glazed windows leading to the entrance hallway with laminate flooring and carpeted staircase leads to the first floor. A large built-in understairs storage cupboard.

The ground floor WC is fitted with a WC and wash-hand basin with laminate flooring and partly tiled walls.

The kitchen/dining room has been fitted with a range of coordinating high gloss wall and base units with complementary laminate work surfaces over with laminate flooring, glass splashbacks and windows to both front and rear aspects. Ample space for a freestanding dining table. Integrated appliances to remain include 4-ring hob with oven, grill and extractor hood over.

The lounge is a good size reception room with laminate flooring and double doors opening out onto a raised decked area.

The first floor landing offers carpeted flooring, windows to both and rear aspects, access to loft hatch and built-in storage cupboard.

Bedroom one is a double bedroom with built-in wardrobes, carpeted flooring and windows to the rear.

Bedroom two is a second double bedroom with carpeted flooring and windows to the rear.

The shower room is fitted with a modern 3-piece suite comprising of a double walk-in shower, WC and wash-hand basin with fully tiled walls and flooring, spotlighting, chrome towel rail and window to the front.

GARDENS AND GROUNDS

No.5 is located in the retirement complex of Restway Gardens. There is off-road parking and well maintained communal grounds. This detached property benefits from private grounds to the side of the property perfect for a seating area and a private raised decked area.

SERVICES AND TENURE

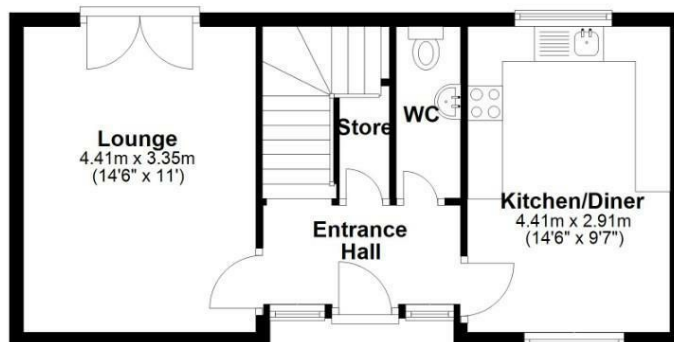
Freehold. Mains electric and water.

Service Charge applies.



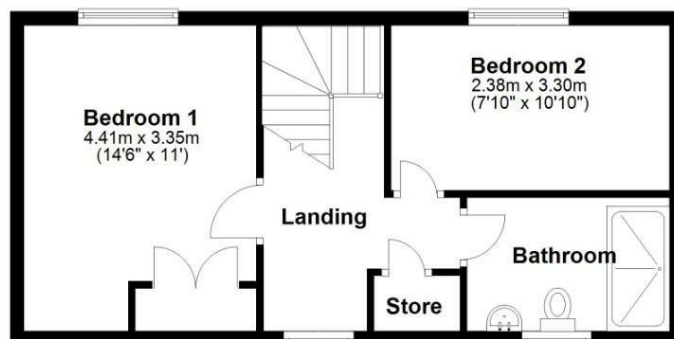
Ground Floor

Approx. 39.8 sq. metres (428.2 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.8 sq. feet)

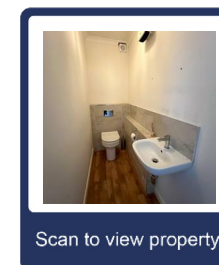


Total area: approx. 80.7 sq. metres (868.9 sq. feet)

5 Restway Gardens

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) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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