



81, Llangewydd Road  
Bridgend, CF31 4JT

Watts  
& Morgan

# 81 Llangewydd Road

Bridgend CF31 4JT

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**£199,950 Freehold**

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

A lovely 3 bedroom semi detached property situated in a popular location in Bridgend. The property is conveniently located just a short walk from local shops and amenities and within walking distance of multiple local schools. Just a short walk from Bridgend town centre and nearby for convenient M4 access to J36. The property comprises an entrance hallway, spacious living room, modern kitchen/diner with access to the rear garden. To the first floor, three good sized bedrooms and a family bathroom with shower over bath. Externally, the property offers an enclosed rear garden, outbuilding with electric and plumbing and a front garden area laid to lawn. On street parking available.

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## Directions

\* Bridgend Town Centre - 1.2 Miles \* Cardiff City Centre - 26 Miles \* J36 of the M4 - 3.5 Miles

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**Your local office: Bridgend**

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## Summary of Accommodation

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### ABOUT THE PROPERTY

The property is entered via a PVC front door into an entrance hallway, finished with wooden laminate flooring, featuring a side facing window, carpeted staircase leading to the first floor and a convenient storage cupboard.

To the front of the property, the spacious living room features laminate flooring and a large front facing window, allowing plenty of light to fill the room.

The kitchen continues the laminate flooring and enjoys a rear-facing window and is fitted with a modern range of coordinating wall and base units with complementary work surfaces. Integrated appliances include a fridge/freezer, with additional space and plumbing for a dishwasher. The dining area is a lovely space, which provides access to the rear garden via patio doors.

To the first floor, the carpeted landing leads to a three generously sized bedrooms and the family bathroom.

The family bathroom is located to the rear of the property and is fitted with laminate flooring and a three-piece suite comprising a wash hand basin, WC, and bath with shower over and features a rear-facing window.

Bedroom one is a great sized double room positioned to the rear, featuring carpeted flooring, a rear-facing window, and two built-in storage cupboards.

Bedroom two is another great sized double room and is located to the front of the property, which features carpeted flooring and a front facing window.

Bedroom three is another front facing bedroom, which benefits from a front facing window and carpeted flooring.

### GARDENS AND GROUNDS

Approached off Llangwydd Road, number 81 enjoys a front garden with access to the rear garden through a side gate and plenty of on-road parking. The property benefits from a fully enclosed private rear garden with a combination of patio and lawn, all bordered by secure fencing. There is a convenient outbuilding with a toilet making it an ideal space for a utility room or home office, as well as an extra storage space behind.

### ADDITIONAL INFORMATION

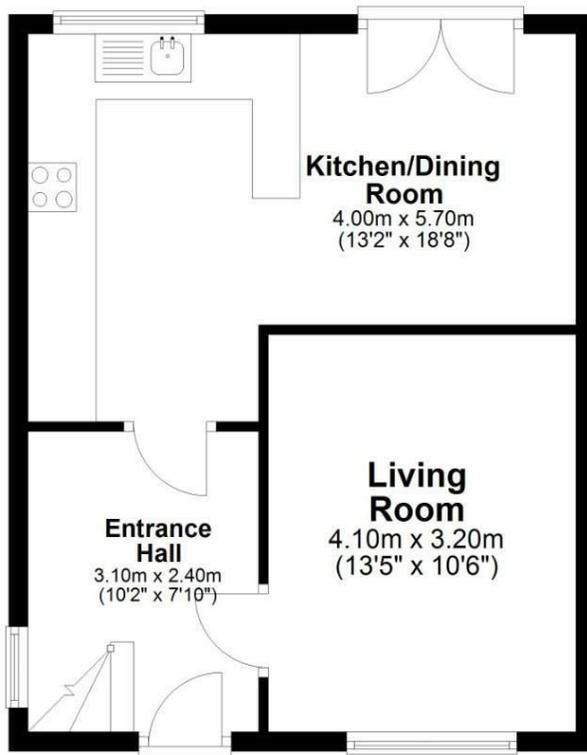
Freehold. All mains services connected. EPC Rating; 'D'. Council Tax is Band 'C'.

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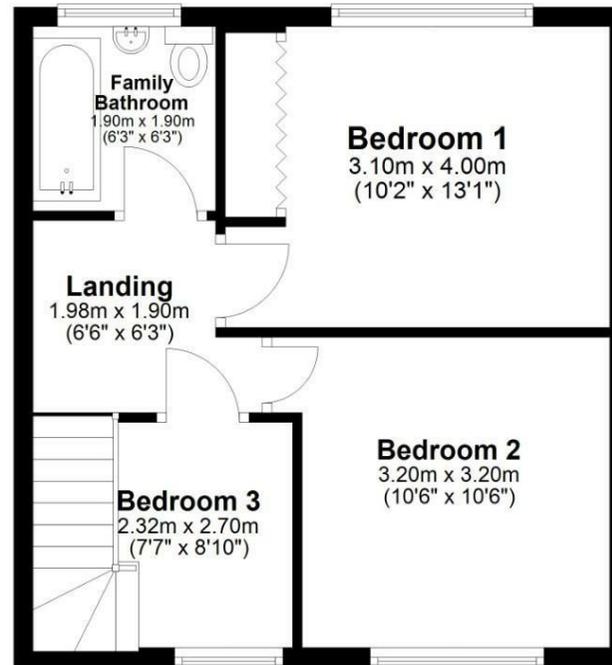
## Ground Floor

Approx. 41.1 sq. metres (442.0 sq. feet)



## First Floor

Approx. 38.4 sq. metres (413.6 sq. feet)



Total area: approx. 79.5 sq. metres (855.6 sq. feet)

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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
	67	82



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