



5, Cwrt Garreg
Bridgend, CF31 4EU

Watts
& Morgan

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Bridgend CF31 4EU

£185,000 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

We are pleased to present to the market this ideal first time purchase. Well presented two bedroom semi-detached property situated on the new Morgans Meadow development popular Barratts development. Within close proximity to local amenities, shops, Bridgend Town Centre and Junction 36 of the M4 Motorway. Accommodation comprises; entrance hallway, WC, kitchen and spacious lounge. First floor landing, two double bedrooms and a family bathroom. Externally providing off-road parking for two vehicles and rear garden backing onto woodland. EPC Rating; 'B'

Directions

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Entrance via a uPVC composite door to entrance hallway with cupboard housing an 'Ideal Logic' combination boiler, vinyl flooring with a carpeted staircase leading to the first floor landing.

The cloakroom/WC is fitted with a pedestal wash hand basin with splash-back tiling, WC and radiator.

The kitchen has been fitted with a range of white high gloss wall, base and units. Integral appliances to include; washer/dryer, fridge/freezer and a 'Zanussi' electric fan oven with gas hob and extractor fan. The kitchen also features a stainless steel sink unit, complementary laminate worktops and a uPVC window to the front.

The lounge is a spacious size room with double patio doors with side windows leading to the rear garden. Further features vinyl flooring, radiators, and a staircase leading to the first floor landing.

FIRST FLOOR

The first floor landing offers carpeted flooring, and provides access to the loft.

Bedroom one is a double bedroom situated to the front of the property with carpeted flooring, uPVC window and plenty of space for freestanding furniture.

Bedroom Two is another double bedroom situated to the rear of the property, uPVC window and a storage cupboard housed over the stairs.

The family bathroom has been fitted with a 3-piece suite comprising a panelled bath with thermostatic shower over with glass shower screen, WC and a pedestal wash hand basin with splash-back tiling. Further features include radiator, extractor fan, and vinyl flooring.

GARDENS AND GROUNDS

The front of the property offers a tarmac driveway with off-road parking for two vehicles. Steps lead to the front door and there is a path to the side with wooden gate providing access to the rear garden.

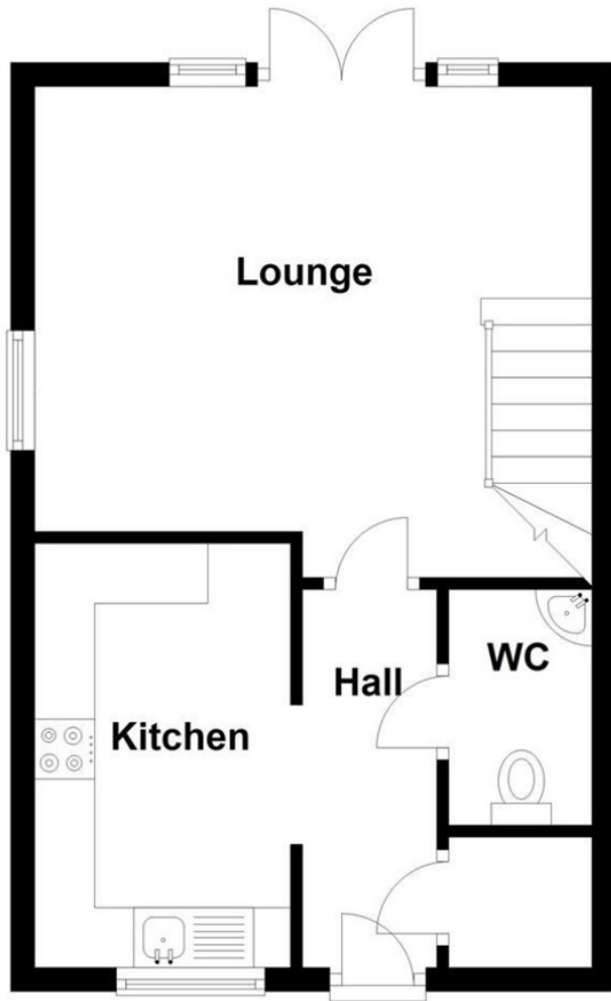
The generous size rear garden is laid to patio, lawn and artificial grass. Further features external points and a gate to the rear boundary leading to the woodland behind.

SERVICES AND TENURE

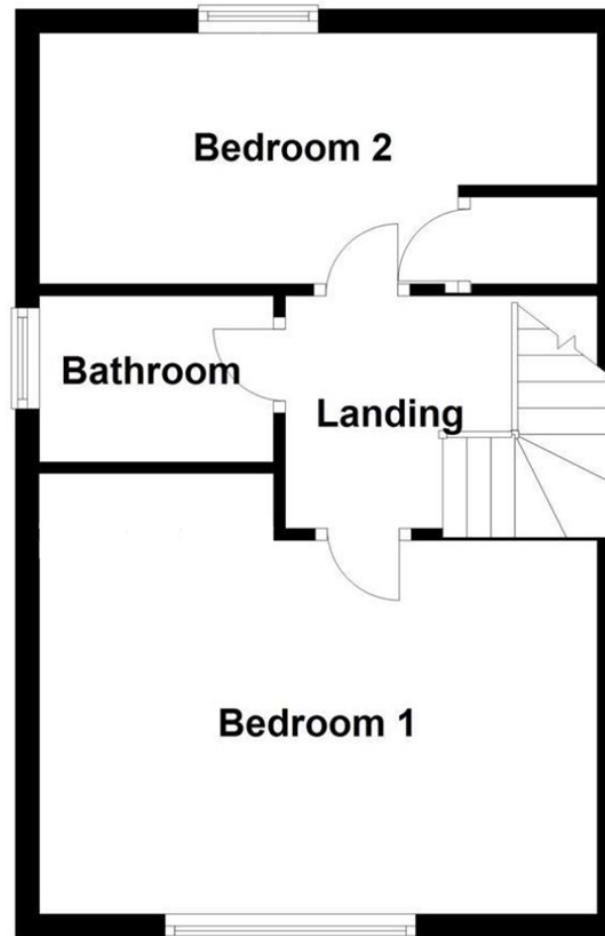
All mains services connected. Freehold.



Ground Floor



First Floor



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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