



38, Moorlands Road
Bridgend, CF31 3DR

Watts
& Morgan

38 Moorlands Road

Bridgend CF31 3DR

£299,950 Freehold

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A beautifully renovated 2 bedroom semi-detached bungalow due to be completed soon being sold with no onward chain. Situated in the sought-after location in the south side of Bridgend. Located in a quiet cul-de-sac within walking distance of Bridgend town centre, Newbridge fields and just a short drive from M4 junction 36. The property has gone under extensive renovations to create a spacious bungalow with wonderful open-plan living accommodation. Accommodation comprises; entrance hall, utility cupboard with plumbing for a washing machine, open-plan kitchen/dining/living room with bi-folding doors, bedroom one with en-suite bathroom, second double bedroom and a shower room. Externally offering a private driveway and single detached garage. Front and rear lawned gardens.

Directions

* Bridgend town centre - 1.2 Miles * Cardiff city centre - 23.0 Miles * J36 of the M4 -2.5 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a uPVC door into the hallway with Karndean Herringbone flooring and all doors lead off. There is access to the loft hatch and a large built-in storage cupboard/utility room which also houses the new 'Worcester' gas combi boiler. To the rear is the superb open-plan kitchen/dining/living room offering continuation of Herringbone flooring, a skylight window, windows to the side aspect and uPVC bi-folding doors opening out onto the rear garden. The kitchen has been fitted with a range of shaker style wall and base units with complementary 'Quartz' work surfaces over. There is a central island with breakfast bar area with space for high stools. Integrated appliances include 4-ring gas hob, one and a quarter bowl inset stainless steel sink with swan mixer tap, dishwasher, double oven/grill, microwave and fridge/freezer. There is ample space for lounge and dining furniture.

Bedroom One is a generous double bedroom with carpeted flooring, windows over-looking the front leading into a modern en-suite bathroom. The en-suite is fitted with a 3-piece comprising of a bath with over-head shower and glass screen, WC and a wash hand basin set within unit. With brick tiled walls, tiled flooring, a chrome ladder radiator and sensor recessed spotlighting. Bedroom Two is a second double bedroom with carpeted flooring, built-in storage cupboards and windows to the front. The shower room has been fitted with a 3-piece suite comprising of a corner shower enclosure with glass sliding door, WC and a wash hand basin set within unit. With tiling to the walls, tiled flooring, sensor spotlighting and an obscured window to the side.

GARDENS AND GROUNDS

Approached off Moorlands Road, no. 38 benefits from a private driveway to the side with off-road parking for numerous vehicles leading down to the single detached garage with manual up and over door. To the front is a lawned garden. To the rear is an enclosed lawned garden with steps leading up to the kitchen/dining/living room.

ADDITIONAL INFORMATION

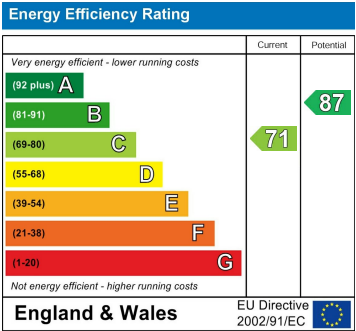
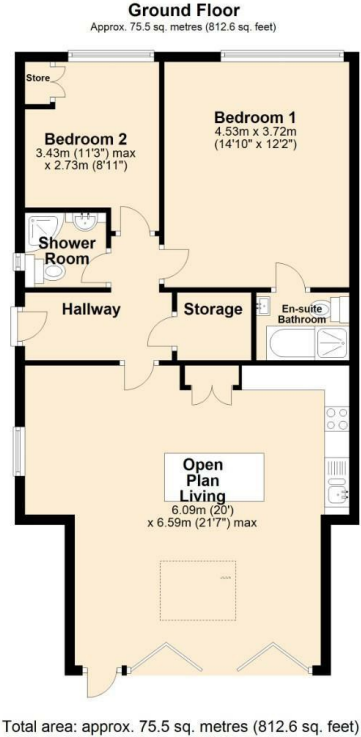
Freehold. All mains services connected. EPC Rating; 'C'. Council Tax is Band 'C'.

DISCLAIMER

As required under the Estate Agents Act 1979, we are required to disclose that the vendor of this property is a member of staff at Watts & Morgan LLP.



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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