



8, Meini Tirion
Bridgend, CF31 4TL

Watts
& Morgan



8, Meini Tirion

Bridgend CF31 4TL

£265,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A lovely 4 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, dining room, conservatory with access to the rear garden, kitchen, utility room, extra versatile reception room and boot room. To the first floor, four great sized bedrooms and a family bathroom with shower over bath. Externally, the property offers an enclosed private rear garden as well as a small landscaped front garden area. Off road driveway parking for 2 cars. No onward chain.

Directions

* Bridgend Town Centre - 2.0 Miles * Cardiff City Centre - 26 Miles * J36 of the M4 - 3.9 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

The property is accessed via a uPVC front door leading into the entrance hallway, finished with wood-effect laminate flooring and a carpeted staircase rising to the first floor. Positioned at the front of the property is the spacious living room which benefits from carpeted flooring and a large front-facing window that allows an abundance of natural light to fill the space.

The dining room features laminate flooring and offers an attractive reception area, providing access to both the kitchen and the rear-facing conservatory.

The conservatory is bright and airy, which benefits from the continuation of laminate flooring throughout and patio doors that open out onto the rear garden.

The kitchen is fitted with tile-effect laminate flooring and enjoys views over the garden through a rear-facing window. It offers a range of matching wall and base units with complementary work surfaces, along with space for a fridge/freezer.

Leading off the kitchen is a generous utility room, finished with vinyl flooring and a rear-facing window, as well as a uPVC door providing access to the garden. There is also space and plumbing for a washing machine and tumble dryer.

The ground floor WC is fitted with tiled flooring, a rear-facing window, and a two-piece suite comprising a WC and wash hand basin.

From the utility room, there is access to a large and versatile reception room, complete with vinyl flooring and a front-facing window looking into the boot room. The boot room itself is located at the front of the property and is partially fitted with laminate flooring. It also features an obscure front-facing window and a uPVC door providing external access.

To the first floor, the carpeted landing leads to four well-proportioned bedrooms and the family bathroom.

Bedroom one is a spacious double room situated at the rear, featuring carpeted flooring, two rear-facing windows, a large walk-in wardrobe, and additional storage within the eaves.

The family bathroom is also positioned at the rear and includes tiled flooring, a three-piece suite comprising a bath with shower over, WC, and wash hand basin, along with a rear-facing window.

Bedroom two is another generous double room located at the front of the property, with carpeted flooring and a large front-facing window.

Bedroom three is positioned to the rear and benefits from a rear-facing window and carpeted flooring.

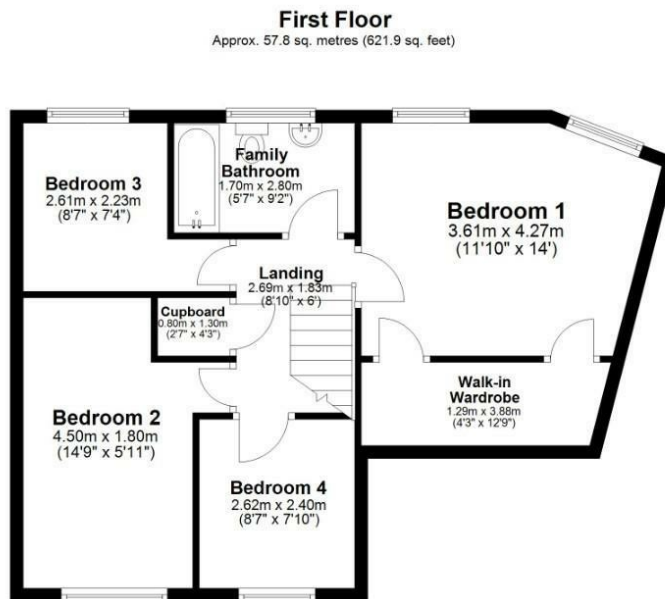
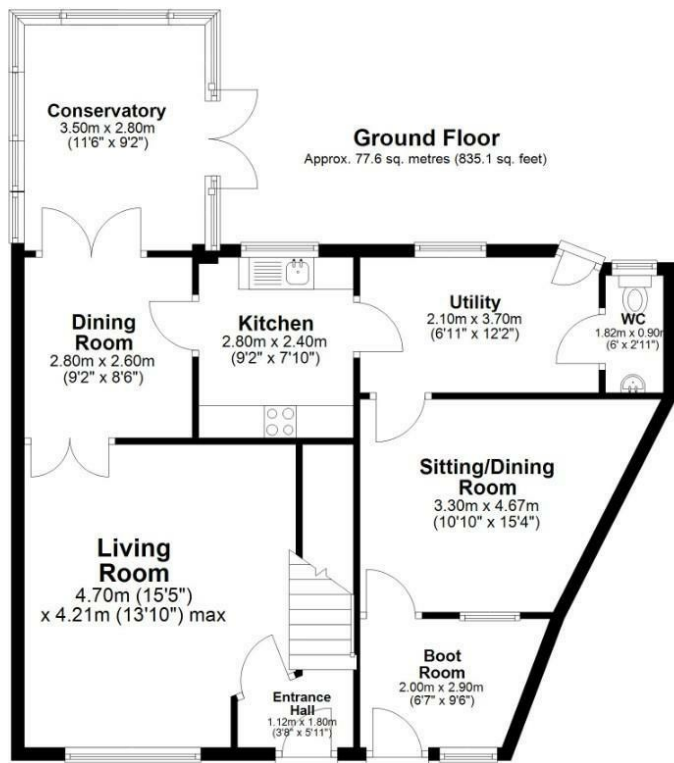
Bedroom four is located at the front and features a front-facing window and carpeted flooring.

GARDENS AND GROUNDS

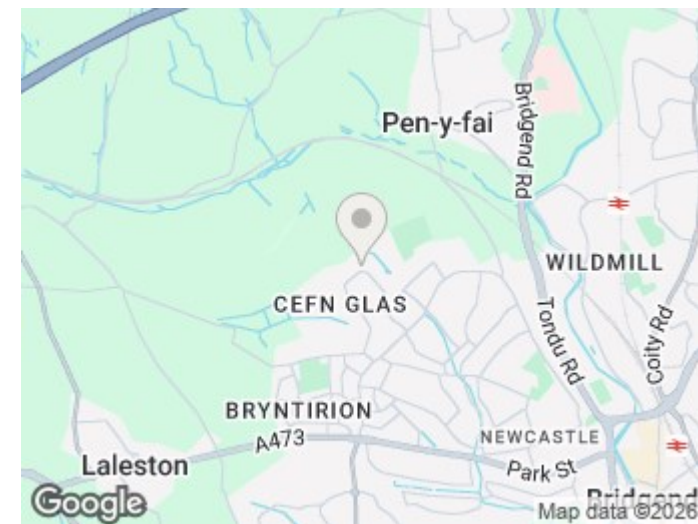
Approached off Meini Tirion, number 8 enjoys a landscaped front garden with access to the rear garden through a side gate as well as enjoying a driveway providing off road parking for 2 cars. The property benefits from a fully enclosed private rear garden with a combination of patio and lawn, all bordered by secure fencing and overlooking woodlands.

ADDITIONAL INFORMATION

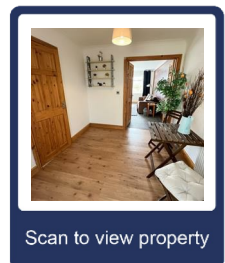
Freehold. All mains services connected. EPC Rating: 'C'. Council Tax is assumed Band 'D'. Fibre To The Premises broadband (FTTP).



Total area: approx. 135.4 sq. metres (1457.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	74	79
(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



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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