



15, Caedu Road  
Bridgend, CF32 7DR

Watts  
& Morgan



# 15, Caedu Road

Ogmore Vale, Bridgend CF32 7DR

**£155,000 Freehold**

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

A spacious and extended three-bedroom terraced property located in the heart of Ogmore Vale. Ideally positioned just a short walk from local amenities and offering convenient access to Bridgend Town Centre and Junction 36 of the M4, this home provides excellent potential for a range of buyers. The accommodation comprises: entrance hall, a generous living room and a spacious kitchen/dining room.

To the first floor: a landing, three double bedrooms and a family bathroom. Externally, the property benefits from a versatile basement room complete with en-suite WC and plumbing—ideal as a home office, hobby room or guest space. A tiered, landscaped rear garden with wonderful mountain views with rear lane access completes the outside space.

## Directions

• Bridgend Town Centre 8.2 miles • Cardiff City Centre 25.2 miles • M4 (J36) 6.0 miles

**Your local office: Bridgend**

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a PVC door, the property opens into the entrance hallway which leads directly into the main living room. The main living room is a generous reception space featuring carpeted flooring, an open fireplace, a front-facing window and a staircase rising to the first floor. An understairs storage cupboard provides useful additional space. The kitchen/dining room, located at the rear, is fitted with a range of coordinating wall and base units with complementary work surfaces, vinyl flooring, a rear-facing window and a PVC door opening out to the garden. There is ample space for a freestanding dining table. Integrated appliances include a 4-ring gas hob with oven, grill and extractor hood, with further space for a freestanding fridge freezer.

The basement has been converted into a versatile additional room, currently used as a bedroom. It benefits from carpeted flooring, a front-facing window, a PVC door to the front and plumbing for a utility area. The en-suite WC includes a wash-hand basin and also houses the gas combination boiler. This flexible space is ideal for a home office, guest room or business use.

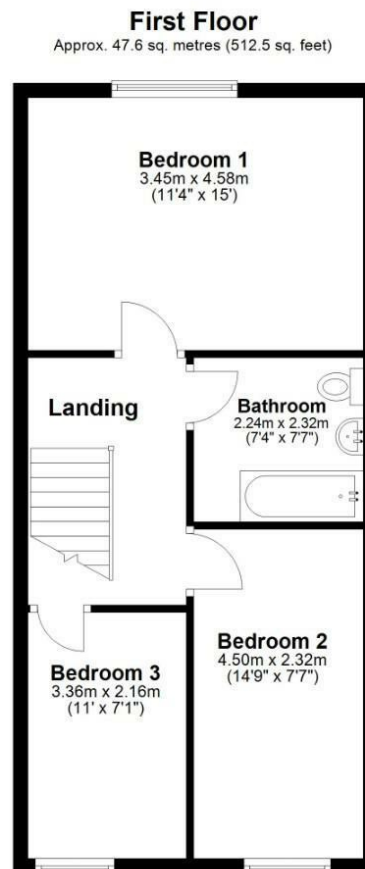
The first-floor landing offers carpeted flooring, a loft hatch with pull-down ladder and boarding. Bedroom One is a generous double bedroom with carpeted flooring and rear-facing windows enjoying views over the valley and mountains. Bedroom Two is a second double bedroom with carpeted flooring and front-facing windows. Bedroom Three is also a double bedroom with carpeted flooring and front-facing windows. The family bathroom is fitted with a three-piece white suite comprising a bath with overhead shower, WC and wash-hand basin, finished with vinyl flooring, partly tiled walls and a Velux skylight.

### GARDENS AND GROUNDS

Approached from Caedu Road, No. 15 offers on-road parking to the front and benefits from convenient rear lane access, with a timber gate providing direct entry into the garden. To the rear is a generous, enclosed tiered garden featuring a level area laid with artificial grass and a patio ideal for outdoor furniture. A further tier, also laid with artificial grass and also includes an outdoor storage shed. The garden benefits from two sets of electric points.

### ADDITIONAL INFORMATION

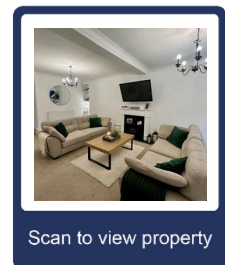
Freehold. All mains services connected. EPC Rating "TBC". Council Tax Band "B".



Total area: approx. 110.1 sq. metres (1184.6 sq. feet)



| 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<br>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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