



26, Maes Y Fedwen
Bridgend, CF31 5DA

Watts
& Morgan



26, Maes Y Fedwen

Broadlands, Bridgend CF31 5DA

£195,000 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A well presented ideal first time purchase. This 2 bedroom end terrace property is being sold with no onward chain. Situated in a popular location in Broadlands. Located within walking distance of the shopping precinct with schools, shops, amenities, Bridgend Town Centre and Newbridge Fields. Accommodation comprises; entrance hall, lounge and kitchen/dining room. First floor; 2 double bedrooms and a bathroom. Externally offering a private drive to the front with off-road parking for 2 vehicles and a generous enclosed garden.

Directions

* Bridgend Town Centre - 2.2 Miles * Cardiff City Centre - 26.0 Miles * J36 of the M4 -3.4 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC door into the entrance hall with carpeted flooring leading into the living room. The living room has carpeted flooring, window to the front and a staircase rising to the floor. There is an understairs storage cupboard and access into the kitchen/dining room.

The kitchen/dining room benefits from tiled flooring and patio doors open out onto the generous rear garden. The kitchen has been fitted with range of coordinating wall and base units with complementary work surfaces over. Integrated appliances include; 4-ring gas hob with oven, grill and extractor hood over and stainless steel sink with drainer. There is space provided for 2 freestanding appliances and a fridge/freezer. There is ample space for a dining table and a window over-looks the rear garden.

The first floor landing offers carpeted flooring and access to the loft hatch. Bedroom One is a spacious double bedroom with a built-in airing cupboard and a window to the front.

Bedroom Two is a second double room with carpeted flooring and a window to the rear.

The bathroom is fitted with a 3-piece suite comprising of a panelled bath with over-head shower, WC and a wash hand basin. With vinyl flooring, tiling to the walls and a window to the rear.

GARDENS AND GROUNDS

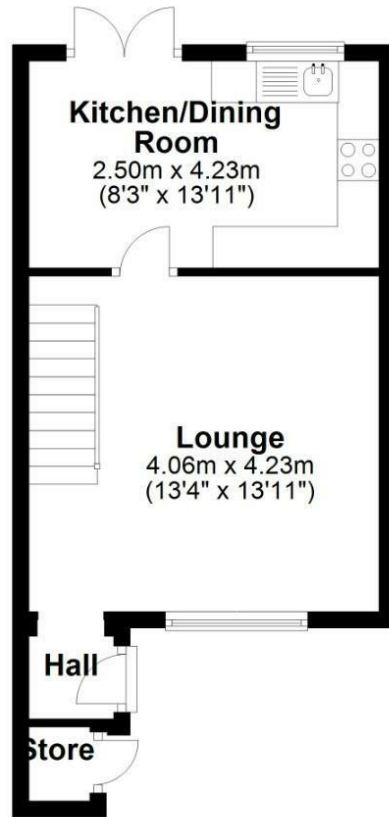
Approached off Maes Y Fedwen, no. 26 benefits from a generous corner position with a private drive to the front with off-road parking for 2 vehicles and an outdoor store to the front. To the rear is a generous enclosed garden with a spacious patio area. The remainder is laid to lawn and laid with stone chippings. There is side access around to the front and a large outdoor storage shed.

ADDITIONAL INFORMATION

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

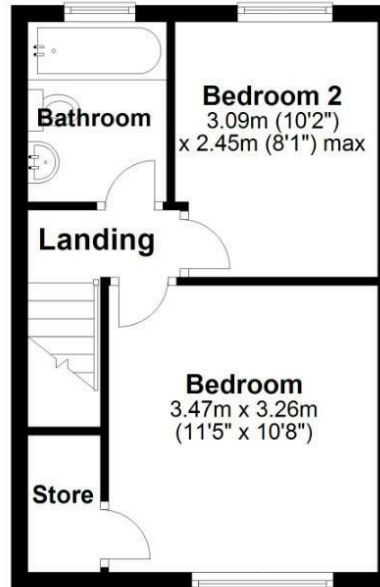
Ground Floor

Approx. 30.3 sq. metres (325.9 sq. feet)



First Floor

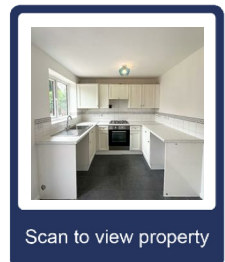
Approx. 28.2 sq. metres (303.7 sq. feet)



Total area: approx. 58.5 sq. metres (629.5 sq. feet)



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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