



27, Springfield Gardens  
Bridgend, CF31 1NP

Watts  
& Morgan



# 27 Springfield Gardens

Bridgend CF31 1NP

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**£159,950 Freehold**

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

An ideal first time purchase or investment property a two bedroom end terrace property being sold with no onward chain. Situated in a convenient location just a short walk from Princess of Wales Hospital, Bridgend Town Centre and close proximity to Junction 36 of the M4. Accommodation comprises of entrance hall, lounge, kitchen/dining room. First floor landing, two double bedrooms and bathroom. Externally offering a private drive to the front with off-road parking for two vehicles and a low maintenance rear garden. Chain Free.

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## Directions

\* Bridgend town centre - 1.0 Mile \* Cardiff City Centre - 19.0 Miles \* J36 of the M4 - 2.0 Miles

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## Summary of Accommodation

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### ABOUT THE PROPERTY

Entered via a PVC front door into the entrance hall with carpeted flooring leading into the open lounge/dining room.

The open lounge/dining room has laminate flooring, understairs storage cupboard and staircase rising to the first floor. Windows overlooking the front and a door leads into the kitchen/breakfast room.

The kitchen/breakfast room benefits from laminate flooring, window to the rear and a partly glazed door opens out to the rear garden. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over with tiled splashbacks, stainless steel sink with drainer and space provided for fridge freezer and washing machine. Integrated appliances include 4-ring gas hob with oven, grill and extractor fan.

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

Bedroom one is a double bedroom with carpeted flooring and window to the rear.

Second double bedroom has carpeted flooring and window to the front.

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

### GARDENS AND GROUNDS

Approached off Springfield Gardens No.27 benefits from a private drive to the front with off-road parking for two vehicles, there is side access around to the rear garden. To the rear is an enclosed low maintenance garden mainly laid with patio with a path leading down to the bottom of the garden.

### ADDITIONAL INFORMATION

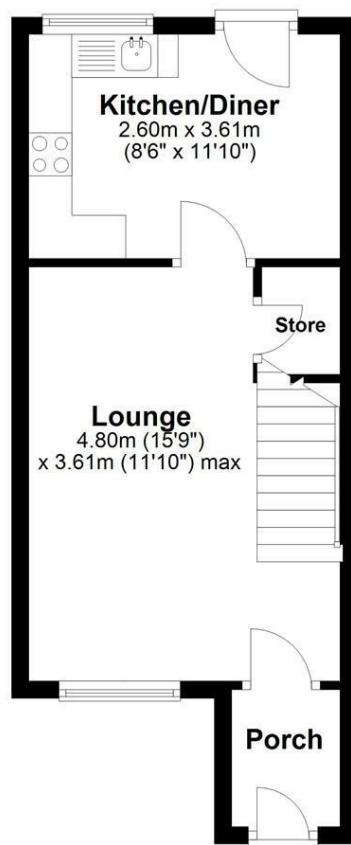
Freehold. All mains services connected. EPC Rating "D". Council Tax Band "B".

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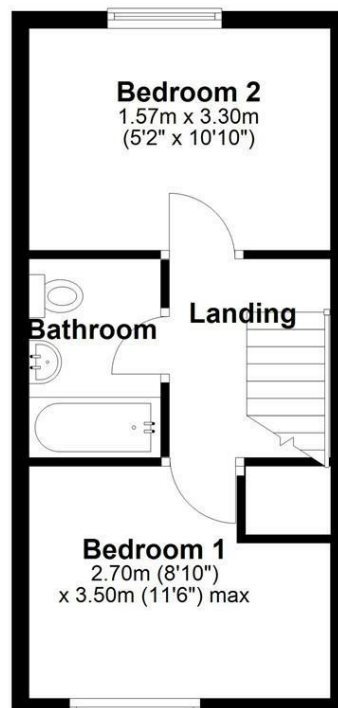
## Ground Floor

Approx. 29.2 sq. metres (314.6 sq. feet)



## First Floor

Approx. 25.4 sq. metres (273.7 sq. feet)



Total area: approx. 54.7 sq. metres (588.3 sq. feet)

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) <b>A</b>		<b>87</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>		<b>61</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

