
26, Burns Crescent
Bridgend, CF31 4PY
Watts
&Morgan



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£199,950 Freehold

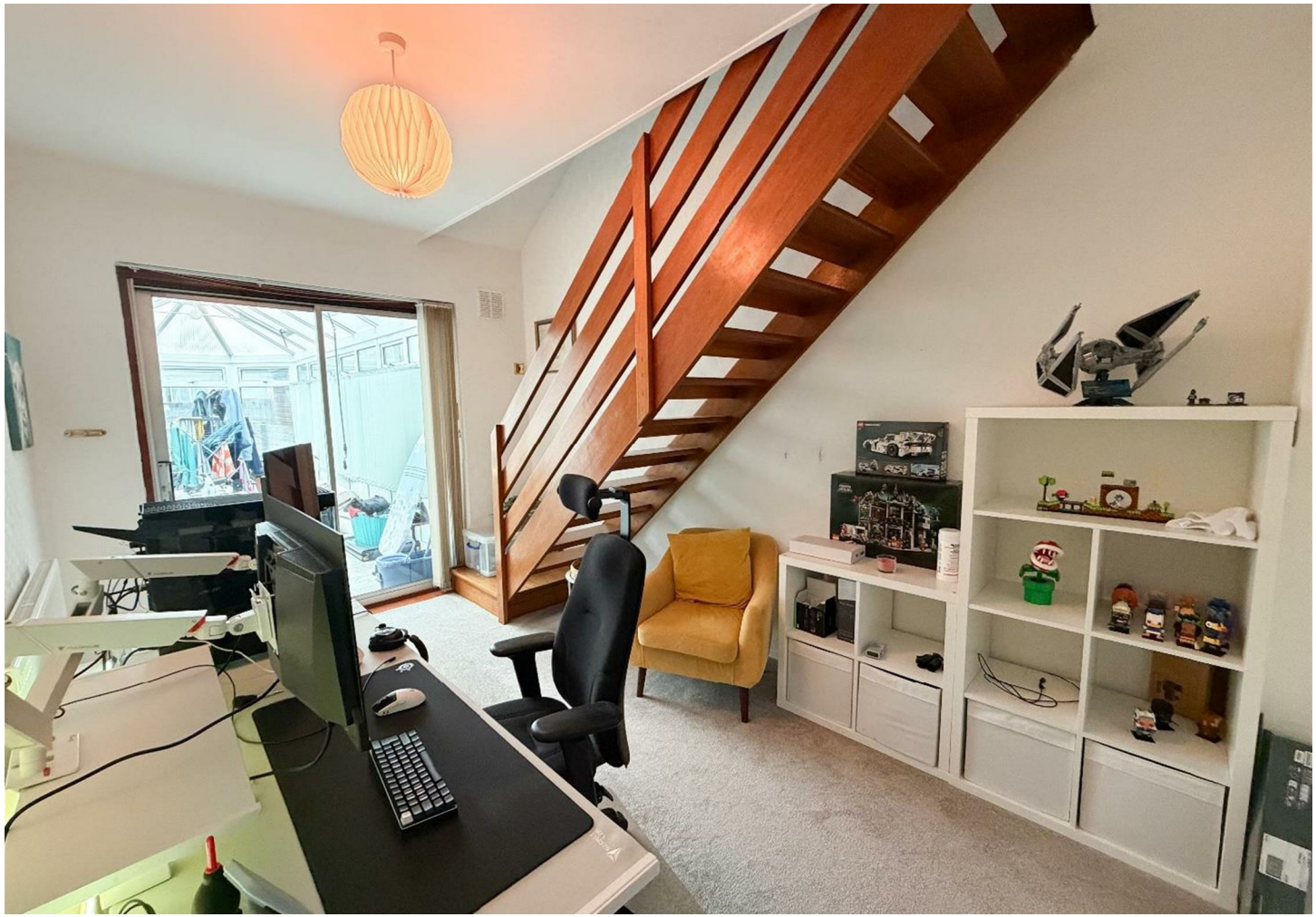
3 Bedrooms | 1 Bathrooms | 3 Reception Rooms

A spacious 3 bedroom semi-detached dorma bungalow situated in the popular residential area of Cefn Glas. The property is ideally positioned within easy walking distance of local schools, shops and everyday amenities, while Bridgend town centre is also conveniently close by.
The property comprises of porch way, entrance hallway, kitchen, family bathroom, living room, dining room and conservatory as well as two ground floor bedrooms. To the first floor is one further bedroom and storage room with attic access.
Externally, the property benefits from a large driveway to the front for multiple vehicles, as well as a gravelled front area. To the rear of the property is a good sized garden as well as a detached single garage. Offered to the market with no chain.

Directions

* Bridgend town centre - 1.4 Miles * Cardiff city centre - 23.0 Miles * J36 of the M4 - 3.2 Miles

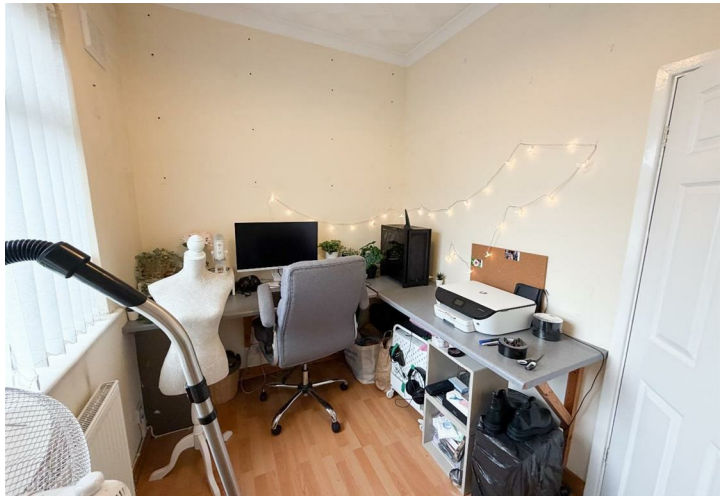
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Summary of Accommodation

ABOUT THE PROPERTY

The property is entered via a PVC front door into a carpeted porch, which leads through a glazed internal door into the entrance hallway, also benefiting from carpeted flooring.

The kitchen is situated to the front of the property and features tiled flooring, a range of fitted wall and base units with complementary work surfaces, and space and plumbing for three under-counter appliances. A large front-facing window allows plenty of natural light to fill the room.

The spacious living room provides an excellent reception space, featuring carpeted flooring and a front-facing window. Glazed sliding doors connect the living room to the dining room, creating a natural flow between the two spaces. The dining room continues the carpeted flooring and features the staircase leading to the first floor.

To the rear of the property is the conservatory, offering an additional reception area. The room features tiled flooring, windows surrounding the space and double patio doors providing direct access to the rear garden.

The family bathroom is fitted with a three-piece suite comprising a wash hand basin, WC and bath with shower overhead. The room is finished with tiled flooring and walls, complemented by a side-facing window providing natural light.

The main bedroom is a well-proportioned ground-floor double room, featuring carpeted flooring and a rear-facing window.

Bedroom two is also located on the ground floor and benefits from laminate flooring and a side-facing window.

To the first floor, bedroom three features laminate flooring, a large front-facing window and a fitted shower. The room also provides access to a storage cupboard, which in turn leads through to the attic space.

GARDEN AND GROUNDS

Approached off Burns Crescent, No. 26 benefits from a spacious front driveway, providing ample off-road parking for multiple vehicles, alongside a generous gravelled frontage. To the rear, the property boasts a low-maintenance garden, predominantly laid to patio and offering plenty of space for outdoor seating and garden furniture. The garden also benefits from a greenhouse. Additonally, there is a detached single garage, providing additional storage or parking.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "TBC". Council Tax band "C"

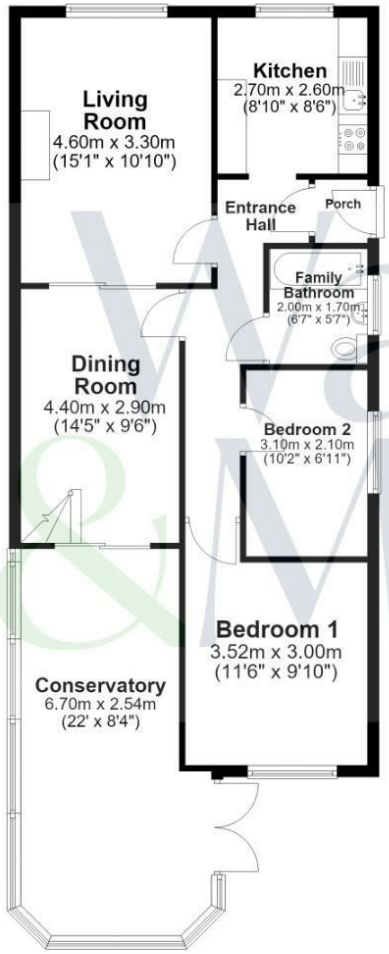
AML

Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

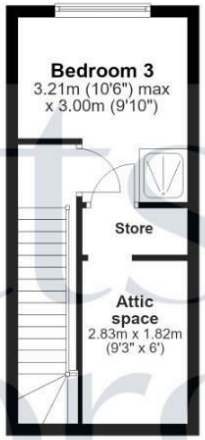
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Ground Floor
Approx. 86.9 sq. metres (935.2 sq. feet)



First Floor
Approx. 20.9 sq. metres (224.8 sq. feet)



External
Approx. 12.5 sq. metres (134.5 sq. feet)

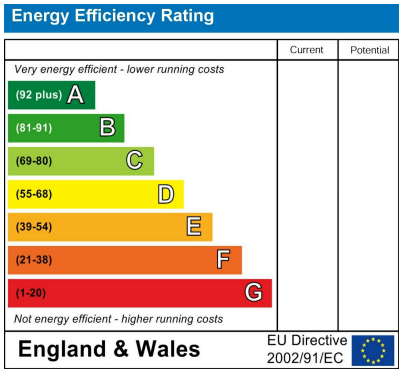


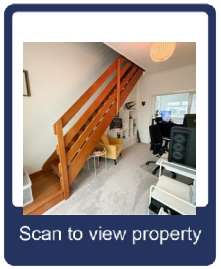
Total area: approx. 120.3 sq. metres (1294.6 sq. feet)

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