



9, Springfield Gardens
Bridgend, CF31 1NP

Watts
& Morgan

9 Springfield Gardens

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£169,950 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A well presented two bedroom mid-terraced property modernised by the current owners. The property situated conveniently in a popular location within walking distance of the Princess of Wales Hospital and Bridgend Town Centre nearby. Just a short drive from the M4 junction 36 ideal for commuters. This ideal first time purchase comprises of entrance hall, living room, kitchen/breakfast room. First floor landing, two bedrooms and modern bathroom. Externally offering a private drive to the front with off-road parking for two vehicles and a low maintenance rear garden.

Directions

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

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a PVC front door into the entrance hallway with laminate flooring leading into the main living room.

The main living room is a great size reception room with continuation of laminate flooring, window overlooking the front, carpeted staircase leading up to the first floor landing and a handy understairs storage cupboard.

The kitchen/breakfast room has been fitted with a range of coordinating wall and base units with complementary work surfaces over with tiled splashback, laminate flooring, window overlooking the rear garden and a PVC door opening out to the rear garden. Integrated appliances to remain include 4-ring induction hob with oven, grill and extractor hood over, integrated washer/dryer. Space is provided for a freestanding fridge freezer and there is ample space for a breakfast table.

The first floor landing offers carpeted flooring and access to the loft hatch and a built-in airing cupboard housing the gas combi boiler.

Bedroom one is a spacious double bedroom to the front of the property with carpeted flooring and window overlooking the front.

The second bedroom is a great size with built-in wardrobes, carpeted flooring and window to the rear.

The bathroom has been fitted with a 3-piece modern suite comprising of a panelled bath with overhead shower and glass screen, WC and wash-hand basin with tiling to the walls and vinyl flooring.

GARDENS AND GROUNDS

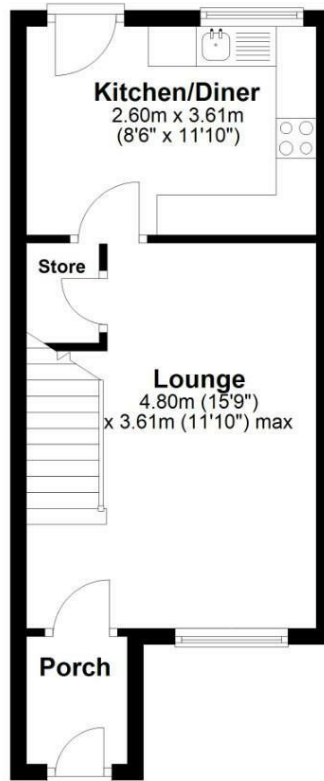
Approached off Springfield Gardens No.9 benefits from a private drive to the front with off-road parking for two vehicles. To the rear of the property is a fully enclosed low maintenance garden laid with patio, steps lead up to a further section perfect for outdoor furniture all enclosed via timber fencing.

ADDITIONAL INFORMATION

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

Ground Floor

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




First Floor

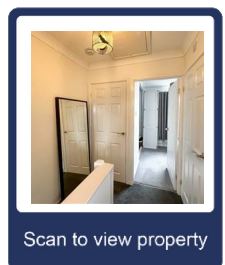
Approx. 26.1 sq. metres (281.1 sq. feet)



Total area: approx. 55.3 sq. metres (595.7 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) A		90
(81-91) B		
(69-80) C		
(55-68) D	57	
(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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