62, Wood Green

Bridgend, CF31 4AT

Watts & Morgan

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£299,950 Freehold

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A beautifully presented four-bedroom semi-detached home, ideally situated in a sought-after location within walking distance of local amenities, shops and schools, and just a short distance from Bridgend Town Centre. The accommodation comprises an entrance hallway, spacious living room, ground floor WC, and a stylish kitchen/diner with access to the rear garden. Upstairs offers four generously sized bedrooms, an ensuite to the principal bedroom, and a modern family bathroom. Externally, the property benefits from off-road parking, a single garage, and an enclosed private rear garden.

Directions

* Bridgend Town Centre - 2.2 Miles * Cardiff City Centre - 24 Miles * J36 of the M4 - 4.0 Miles

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Summary of Accommodation

ABOUT THE PROPERTY

The property is accessed via a uPVC front door into a welcoming entrance hallway, featuring laminate flooring, a carpeted staircase rising to the first floor, and a useful storage cupboard.

The ground floor WC is fitted with vinyl flooring, a front-facing window, and a two-piece suite comprising a WC and wash hand basin.

Positioned at the front of the property, the impressive living room is flooded with natural light from a large front-facing window and is finished with carpeted flooring. A stylish range of bespoke fitted cabinetry and display shelving creates a striking focal point, offering the perfect blend of elegant design and practical storage. Completing the room is an attractive modern electric fireplace, adding warmth, character and an inviting ambience.

Positioned to the rear of the property, the spacious kitchen/diner features tiled flooring and a rear-facing window, creating a bright and practical living space. It is fitted with a contemporary range of matching wall and base units, complemented by coordinating work surfaces. Integrated appliances include an electric oven, four-ring gas hob, and dishwasher, while there is also space and plumbing for a washing machine and fridge/freezer. Patio doors open directly onto the rear garden.

The first-floor landing provides access to four well-proportioned bedrooms, the family bathroom, the main bedroom's en-suite, and a useful storage cupboard.

Bedroom One is a spacious rear-facing double room featuring carpeted flooring and a rear-facing window. The en-suite is fitted with laminate flooring and benefits from a side-facing window. It comprises a modern three-piece suite, including a shower enclosure, WC, and wash hand basin.

Bedroom Two is a generously sized front-facing double bedroom with carpeted flooring and a front-facing window.

The family bathroom is fitted with laminate flooring and features a contemporary three-piece suite comprising a bath, wash hand basin, and WC.

Bedroom Three is another well-proportioned bedroom, positioned to the rear of the property with carpeted flooring and a rear-facing window.

Bedroom Four is a good-sized front-facing bedroom with carpeted flooring and a front-facing window. Currently utilised as a home gym, it would also make an ideal guest bedroom, nursery, or home office.

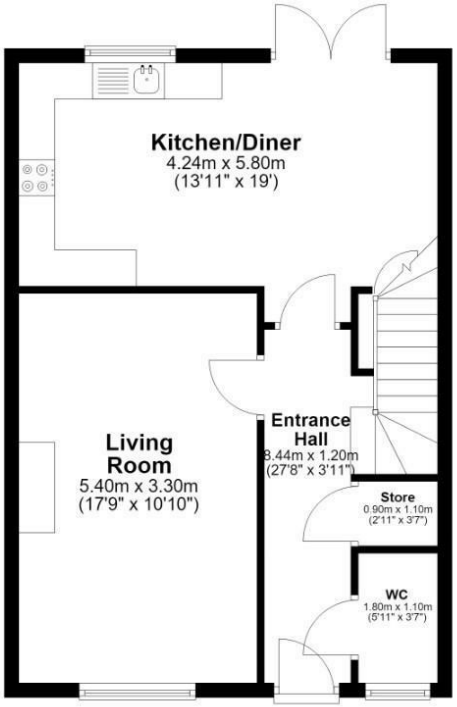
GARDEN AND GROUNDS

Approached off Wood Green, No. 62 benefits from a private driveway providing off-road parking, along with a useful single garage featuring a convenient side access door from the rear garden. To the rear, the fully enclosed garden offers a fantastic outdoor space with a combination of patio, lawn and decking areas, ideal for relaxing and entertaining. Additional features include a covered seating area beneath a pergola and a sheltered patio, all enclosed by secure fencing for added privacy.

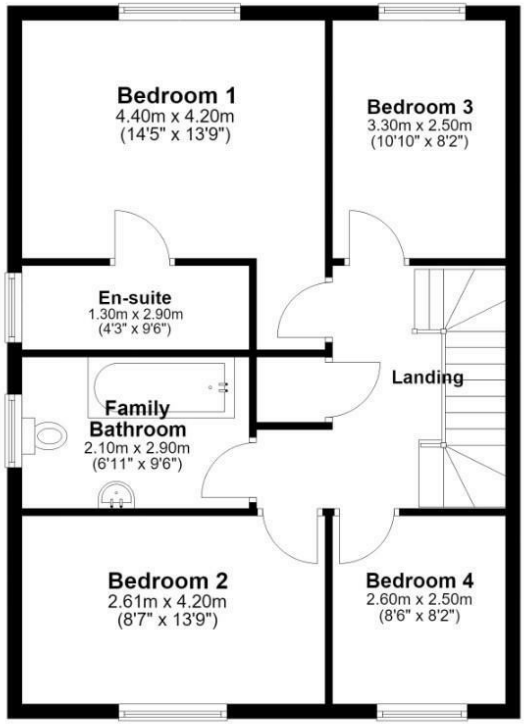
ADDITIONAL INFORMATION

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

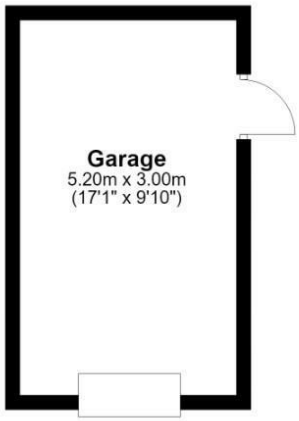
Ground Floor
Approx. 56.2 sq. metres (605.1 sq. feet)



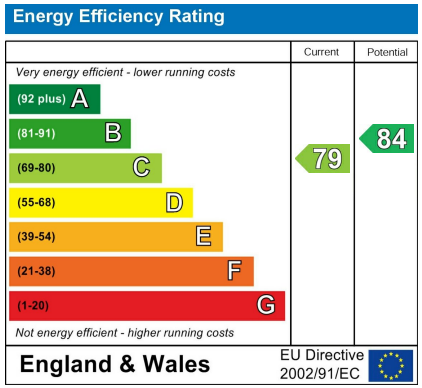
First Floor
Approx. 63.5 sq. metres (683.4 sq. feet)

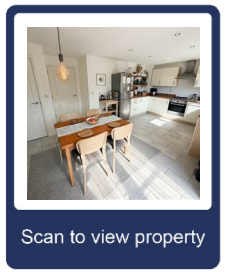


Garage
Approx. 15.6 sq. metres (167.9 sq. feet)



Total area: approx. 135.3 sq. metres (1456.4 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.

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