



21, Banc Gelli Las  
Bridgend, CF31 5DH

Watts  
& Morgan

# 21 Banc Gelli Las

Broadlands, Bridgend CF31 5DH

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**£179,950 Freehold**

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

An ideal investment or first time purchase property. This two bedroom end terrace property is being sold with no onward chain. Located in a popular location in Broadlands within walking distance of local amenities, shops, schools and close to Bridgend Town Centre. Accommodation comprises entrance hall, lounge/dining room, kitchen, WC. First Floor landing, two good size bedrooms and bathroom. Externally offering off-road parking for two vehicles and enclosed rear garden. Chain Free.

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## Directions

**Your local office: Bridgend**

**T** 01656 644288 (1)

**E** [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)



## Summary of Accommodation

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### ABOUT THE PROPERTY

Entered via a PVC door into the hallway with laminate flooring, carpeted staircase to the first floor and all doors lead off. Ground floor WC is fitted with a 2-piece suite comprising of a WC and wash-hand basin with a window to the front. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over with tiled splashback, tiled flooring and window to the front. Integrated appliances include 4-ring gas hob with oven, grill and extractor fan over. Space is provided for a freestanding fridge freezer and washing machine. The lounge/dining room to the rear of the property has a built-in storage cupboard, laminate flooring and sliding doors opening out to the rear garden. There is ample space for both lounge and dining furniture.

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

The second bedroom benefits from carpeted flooring and window to the rear. The bathroom is fitted with a 3-piece white suite comprising of a panelled bath with overhead shower, WC and wash-hand basin with vinyl flooring, tiling to the walls and a window to the rear.

### GARDENS AND GROUNDS

Approached off Banc Gelli Las No.21 benefits from two parking spaces to the front of the property. To the rear is an enclosed garden predominantly laid to lawn all enclosed via timber fencing.

### ADDITIONAL INFORMATION

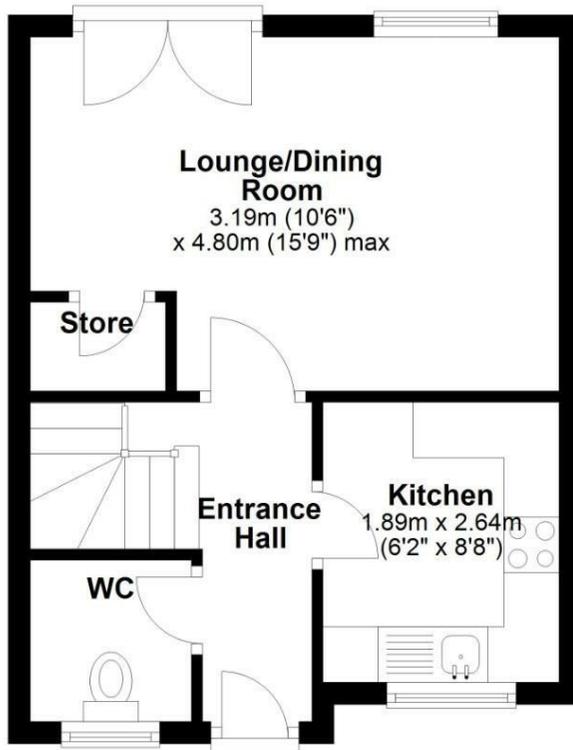
Freehold. All mains services connected. EPC Rating "D". Council Tax Band "C".

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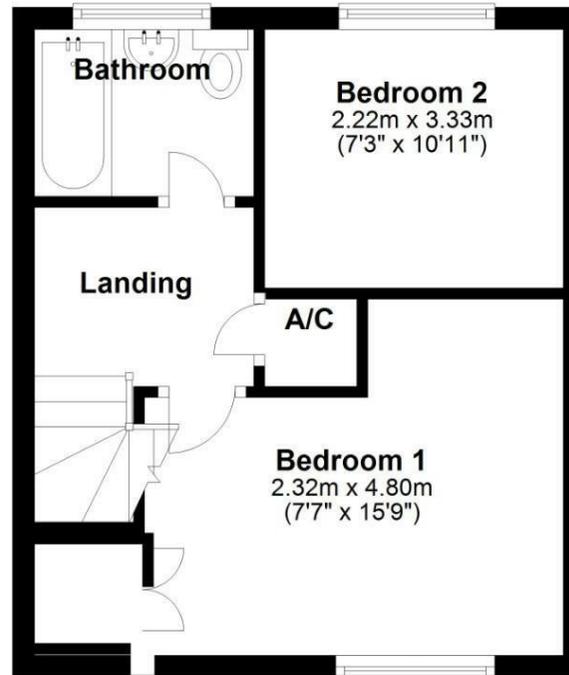
## Ground Floor

Approx. 28.8 sq. metres (310.2 sq. feet)



## First Floor

Approx. 26.6 sq. metres (286.8 sq. feet)



Total area: approx. 55.5 sq. metres (597.0 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>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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