



14, Pen Llwyn
Bridgend, CF31 5AZ

Watts
& Morgan



14, Pen Llwyn

Bridgend CF31 5AZ

£225,000 Freehold

2 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A well proportioned 2 double bedroom detached property being sold with no onward chain situated in a popular cul-de-sac in Broadlands. Located within walking distance of the shopping precinct, schools and amenities. Offering access to Bridgend Town Centre and Newbridge Fields. Accommodation comprises; entrance hall, WC, living room, kitchen/breakfast room and conservatory/dining room. First floor; 2 double bedrooms and a bathroom. Externally offering a private drive with off-road parking for 1-2 vehicles, single garage and a well maintained rear garden. Chain free.

Directions

* Bridgend Town Centre - 2.2 Miles * Cardiff City Centre - 26.0 Miles * J36 of the M4 -3.4 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 carpeted flooring and access to the ground floor cloakroom. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and a wash hand basin within storage unit. With vinyl flooring and a window to the front.

The living room benefits from windows over-looking the front and a staircase leading up to the first floor. There is laminate flooring and a wall-mounted electric fireplace. The kitchen/breakfast room has been fitted with a range of coordinating wall and base units with complementary laminate work surfaces over. With tiled splash-backs, laminate flooring, a window to the rear and double doors opening into the conservatory. Integrated appliances include; 4-ring gas hob with oven, grill and extractor hood over. Space is provided for a freestanding washing machine and fridge/freezer and a further under-counter appliance. The conservatory is a great addition with laminate flooring and double doors opening out to the rear garden.

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, a window to the front and a built-in wardrobe. Bedroom Two is a second double bedroom with carpeted flooring and a window to the rear. The bathroom is fitted with a 3-piece white suite comprising of a panelled bath with a freehand over-head shower, pedestal wash hand basin and a WC. With vinyl flooring, tiling to the walls and a window to the rear.

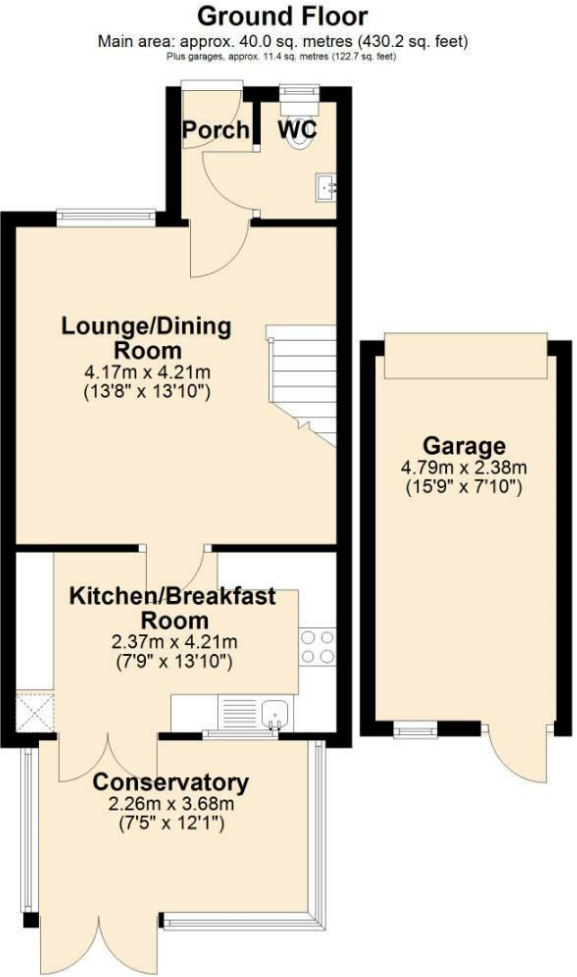
GARDENS AND GROUNDS

Approached off the quiet cul-de-sac of Pen Llwyn, no. 14 benefits from a driveway to the side with off-road parking for 1-2 vehicles in front of the single garage with manual up and over door. The garage has power supply and double doors open out to the rear garden. To the rear of the property is a fully enclosed generous rear garden predominantly laid to lawn with patio and decked areas perfect for outdoor furniture. There is side access around to the front.

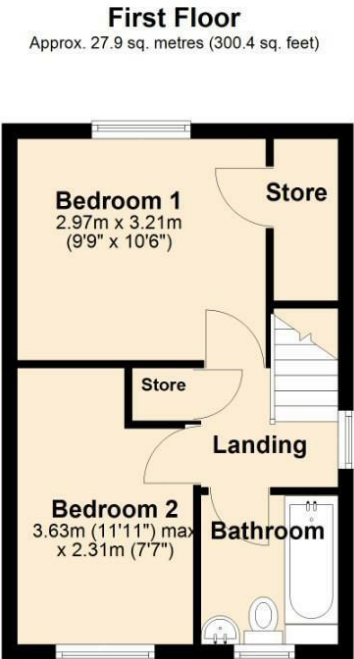
ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; C'. Council Tax is Band 'C'.

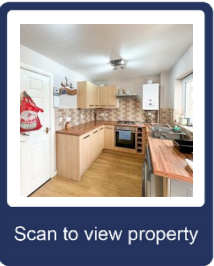




Main area: Approx. 67.9 sq. metres (730.6 sq. feet)
Plus garages, approx. 11.4 sq. metres (122.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Scan to view property

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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