



106, Heol-Y-Bardd  
Bridgend, CF31 4TD

Watts  
& Morgan







# 106, Heol-Y-Bardd

Bridgend CF31 4TD

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**£359,950 Freehold**

**3 Bedrooms | 2 Bathrooms | 2 Reception Rooms**

A beautifully renovated 3 bedroom detached dormer bungalow situated in a sought-after location on the south side of Bridgend. The property has been completely renovated by the current owners to a fantastic standard and is located within walking distance of Newbridge Playing Fields, Bridgend Town Centre and just a short drive from Junction 36 of the M4 Motorway. The immaculately presented accommodation comprises; entrance hall, living room, ground floor bedroom, utility, WC and open-plan kitchen/dining/sitting room. First floor; bedroom one with walk-in wardrobe and en-suite bathroom, second double bedroom and a modern family bathroom. Externally offering a private driveway with off-road parking and a landscaped south-facing garden backing onto woodland.

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## Directions

\* Bridgend town centre - 1.0 Mile \* Cardiff centre - 21.0 Miles \* J36 of the M4 - 3.0 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered through a composite front door into the entrance hallway with laminate flooring and all doors lead off. There is a carpeted staircase leading up to the first floor and access to all ground floor rooms. To the front of the property is bedroom three which is a spacious double bedroom with carpeted flooring and windows over-looking the front. The main living room is a generous sized reception room with carpeted flooring, windows over-looking front and a central feature gas live flame fireplace. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and a wash hand basin with laminate flooring and a window to the side. The utility room is fitted with base units and work surfaces, a stainless steel sink with drainer, laminate flooring and a window to the side. Space and plumbing is provided for 2 appliances. To the rear is the wonderful open-plan kitchen/dining/sitting-room benefitting from continuation of laminate flooring and recessed spotlighting. The kitchen has been fitted with a tasteful range of high gloss wall and base units with complementary quartz work surfaces with coordinating splash-backs over, brick tiled wall and windows over-looking the rear garden. Integrated appliances include; Belfast sink, dishwasher and extractor fan. There is space provided for a Rangemaster freestanding oven and a freestanding American style fridge/freezer and ample space for a dining table. Leading into the superb sitting room with a vaulted ceiling and a feature exposed brick wall and bi-folding aluminium doors opening out to the south-facing garden. The sitting room benefits from laminate flooring and a bespoke feature floor to ceiling window over-looking the rear garden. There is ample space for freestanding lounge or dining furniture.

The first floor landing offers carpeted flooring, access to the loft hatch and a window to the side. Bedroom One is a generous principal bedroom with a walk-in wardrobe and further built-in wardrobes and storage in the eaves, carpeted flooring and a window to the front. Leading into a modern en-suite bathroom which is fitted with a 3-piece suite comprising of a bath with over-head shower and WC and wash hand basin set within vanity unit. With tiled flooring, tiling to the walls and a window to the side. Bedroom Two is a spacious double bedroom with built-in wardrobes, carpeted flooring and windows over-looking the rear garden. The bathroom is fitted with a contemporary 3-piece suite comprising of a double walk-in shower enclosure, a WC and wash hand basin set within vanity unit with tiled walls, tiled flooring and a window to the side.

### GARDENS AND GROUNDS

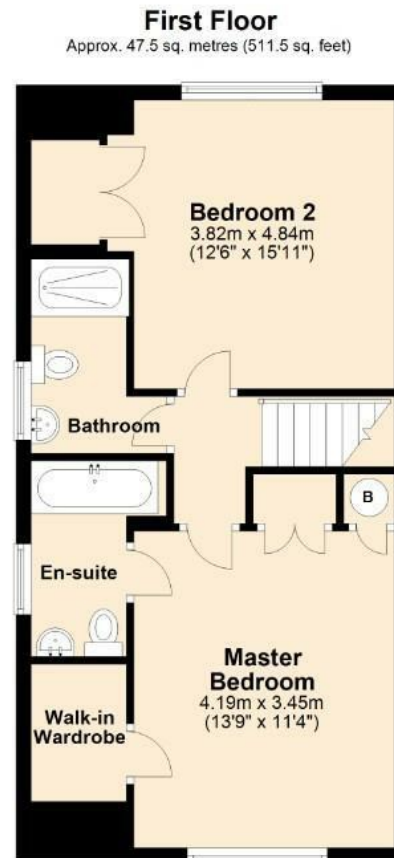
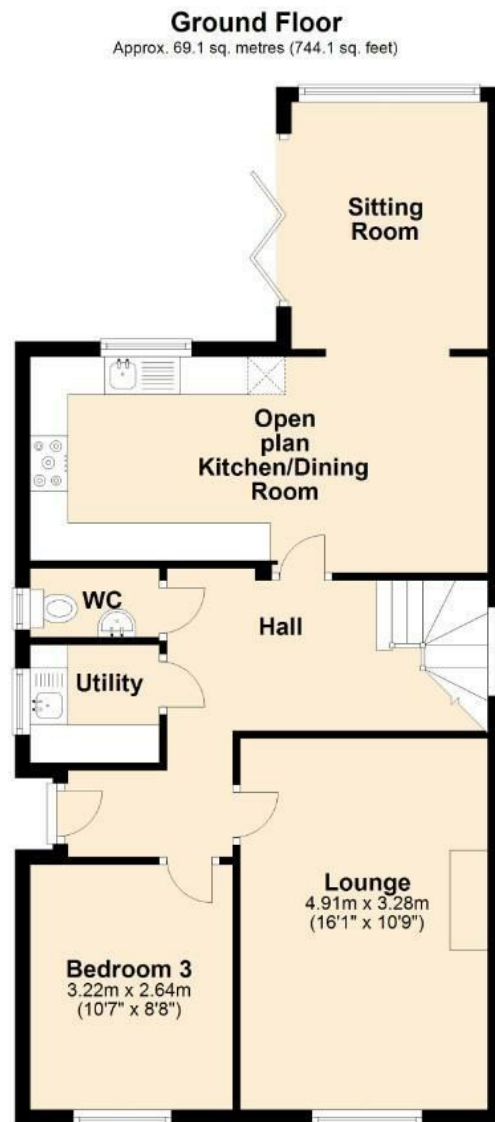
Approached off Heol-Y-Bardd, no. 106 benefits from a private driveway to the side with off-road parking for numerous vehicles and a lawned garden to the front. There is a timber gate providing access around to the side. To the side is a storage are and a stone built outdoor store. The rear garden has been beautifully landscaped with a lower patio area perfect for outdoor furniture. There is a raised patio seating area and the remainder is laid to lawn with an abundance of colourful shrubs and flowers. The south-facing garden benefits from a private aspect backing onto woodland behind.

### ADDITIONAL INFORMATION

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

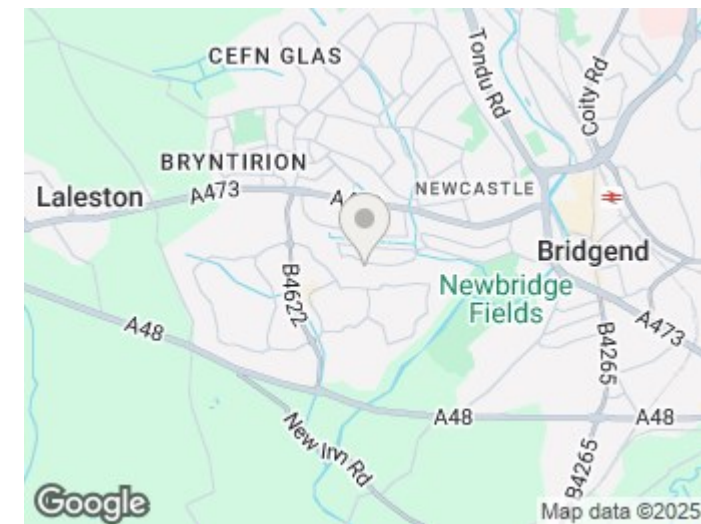




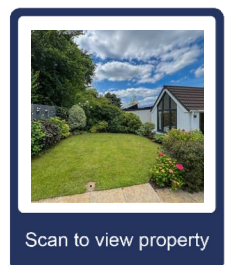


Total area: approx. 116.7 sq. metres (1255.7 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	61	80
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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