



49, Heol-Y-Bardd
Bridgend, CF31 4SS

Watts
& Morgan



49, Heol-Y-Bardd

Bridgend CF31 4SS

£289,950 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A well-presented and spacious three-bedroom semi-detached home, located on Heol Y Bardd in the highly regarded south side of Bridgend. Ideally positioned just a short walk from Newbridge Fields and Bridgend Town Centre, the property also offers easy access to local schools, shops and amenities.

The accommodation comprises: entrance hall, lounge, conservatory, kitchen/breakfast room and a ground-floor shower room. To the first floor: three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a private driveway, a single garage with utility area and an enclosed rear garden.

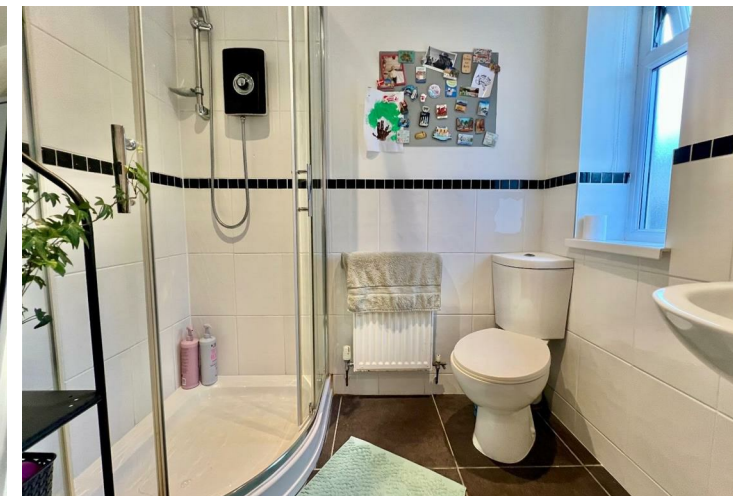
Directions

* Bridgend town centre - 1.5 Miles * Cardiff- 24.0 Miles *
J36 of the M4 - 4.0 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC front door, the property opens into a welcoming entrance hallway featuring laminate flooring, a built-in storage cupboard and an additional understairs cupboard. A carpeted staircase rises to the first floor. The ground-floor shower room is fitted with a three-piece suite comprising a corner shower, WC and wash-hand basin, finished with tiled walls and flooring, spotlighting and a front-facing window. The living room is a generous reception space, offering continuation of the laminate flooring, a central feature fireplace with wood-burning stove and oak mantle, a front-facing window and double doors opening into the conservatory. The conservatory provides versatile additional living space, with PVC windows and a door leading out to the rear garden. The kitchen is fitted with a modern range of coordinating shaker-style wall and base units, complemented by laminate work surfaces, tiled splashbacks, under-cupboard lighting and laminate flooring. Rear-facing windows and a PVC door provide garden views and access. There is ample space for a dining table. Integrated appliances include a fridge freezer, eye-level oven and grill, 4-ring induction hob and dishwasher. One cupboard houses the gas boiler.

The first-floor landing features carpeted flooring, a front-facing window and a built-in airing cupboard. Bedroom One is a double bedroom with carpeted flooring and a rear-facing window. Bedroom Two is another spacious double bedroom with carpeted flooring, a front-facing window and a built-in storage cupboard. Bedroom Three is a well-proportioned room with carpeted flooring and rear-facing windows overlooking the garden. The family bathroom is fitted with a three-piece suite comprising a bath with overhead shower, WC and wash-hand basin, finished with tiled walls, tiled flooring and a side-facing window.

GARDENS AND GROUNDS

Approached from Heol Y Bardd, No. 49 benefits from a driveway to the front providing off-road parking for one vehicle in front of the garage. The garage features a uPVC front door, power supply and is currently set up as a home gym. It also includes a useful utility area with plumbing and a PVC door giving direct access to the rear garden. To the rear is a fully enclosed, tiered garden offering a spacious decked area ideal for outdoor seating, with the remainder laid to lawn. Steps lead down to a further section finished with stone chippings and additional lawn, all enclosed for privacy.

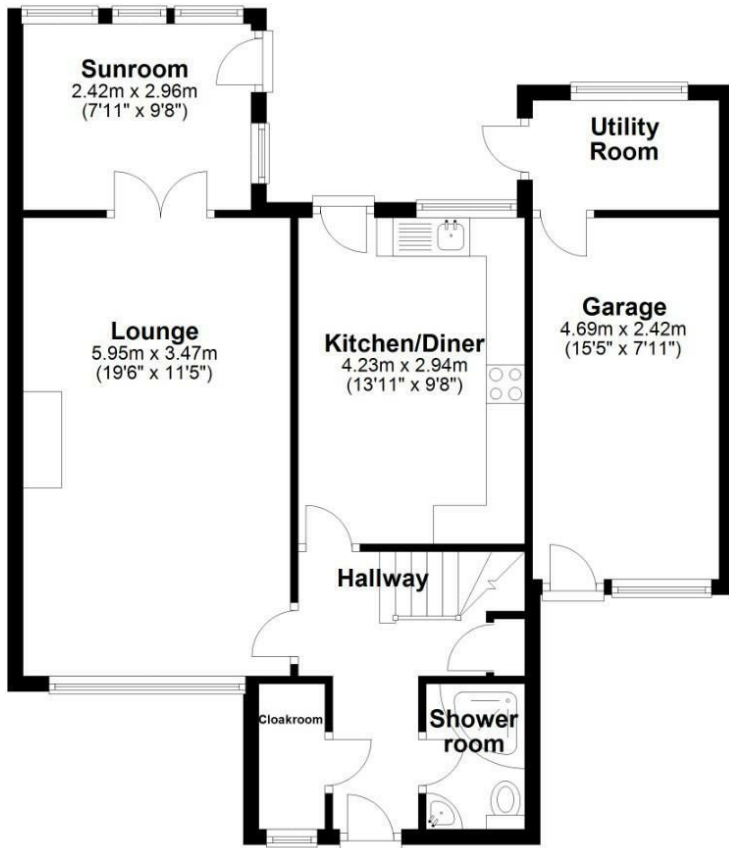
ADDITIONAL INFORMATION

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



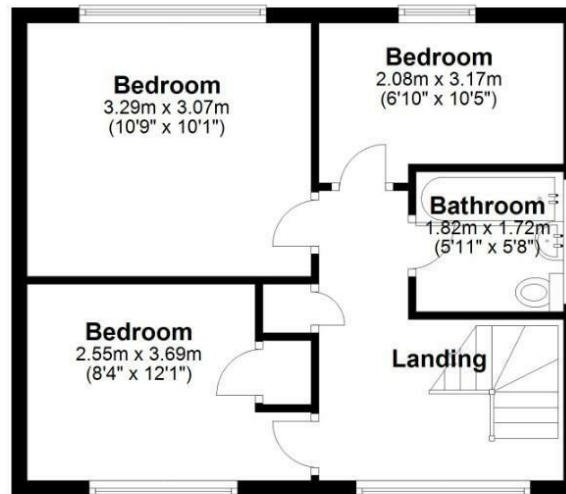
Ground Floor

Approx. 68.5 sq. metres (737.4 sq. feet)



First Floor

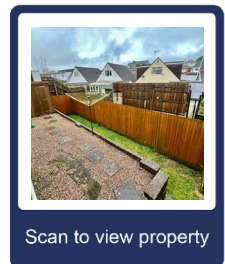
Approx. 39.3 sq. metres (423.5 sq. feet)



Total area: approx. 107.9 sq. metres (1160.9 sq. feet)



| Energy Efficiency Rating | | |
|----------------------------------------------------|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



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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