



10, Cefn Coed
Bridgend, CF31 4PH

Watts
& Morgan

10 Cefn Coed

Bridgend CF31 4PH

£169,950 Freehold

3 Bedrooms | 1 Bathrooms | null Reception Rooms

Offering to the market this well proportioned three bedroom semi-detached property situated in a popular location in Cefn Glas. Within walking distance of local shops, schools, amenities and Bridgend Town Centre. This spacious accommodation comprises of entrance porch, open plan lounge/dining room, conservatory, kitchen/ breakfast room, garage/utility area, WC. First floor landing, two double bedrooms, one single bedroom and family bathroom. Externally enjoying private driveway, single garage and low maintenance rear garden. Chain free. EPC Rating "E"

Directions

Bridgend Town Centre- 2.2 Miles Cardiff City Centre- 21.4 Miles M4 Motorway (J36) -3.5 Miles

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Summary of Accommodation

GROUND FLOOR

Accessed via a uPVC door into an entrance porchway with vinyl flooring and a fully glazed internal door leads into the main living space.

The open plan lounge/dining room is a spacious light reception room with carpeted flooring, carpeted staircase to the first floor landing, uPVC windows to the front and ample space for lounge and dining furniture.

The kitchen/breakfast room has been fitted with a range of wall and base units and complementary work surfaces. There is space for two appliances freestanding cooker and freestanding fridge freezer. Features also include tiled flooring, partially tiled walls, window to the rear and space for a breakfast table. A door provides access into the garage/utility area where space and plumbing is provided for an appliance and access for storage in the garage. A fully glazed uPVC door leading out onto the rear garden and a separate WC. Sliding doors lead off from the dining area into an extended conservatory with tiled flooring and uPVC French doors leading out onto the rear patio.

FIRST FLOOR

The first floor landing offers carpeted flooring, access to the loft, inspection point and built-in airing cupboard housing the hot water tank.

Bedroom one is a generous size double bedroom with carpeted flooring, windows overlooking the rear and built-in wardrobes.

Bedroom two is a further double bedroom with carpeted flooring and window to the front.

Bedroom three is a single room with carpeted flooring, windows to the front and built-in storage.

The family bathroom is fitted with a 3-piece suite comprising of a panelled bath with overhead shower, WC and pedestal wash-hand basin. Further features include carpeted flooring, tiled walls and obscured uPVC window to the rear.

GARDENS AND GROUNDS

Approached off Cefn Coed with a private driveway to the front of the property leading down to the garage. To the rear is an enclosed low maintenance garden laid with patio slabs featuring an outdoor summer house.

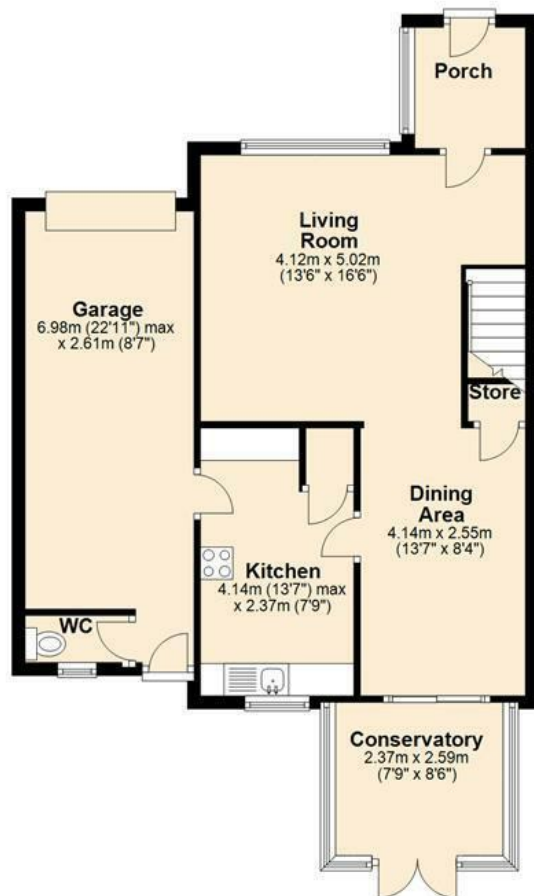
SERVICES AND TENURE

All mains services connected. Freehold.



Ground Floor

Approx. 70.6 sq. metres (760.4 sq. feet)

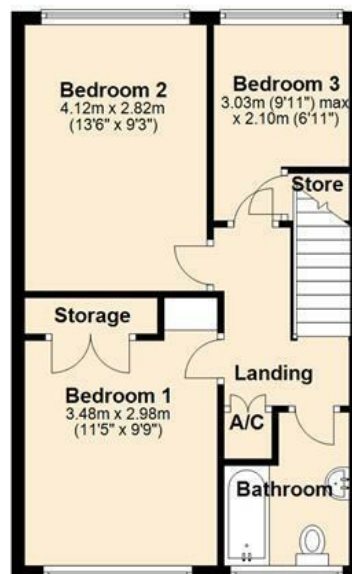


Total area: approx. 112.6 sq. metres (1212.1 sq. feet)

All measurements are approximate and for display purposes only.
Plan produced using PlanUp.

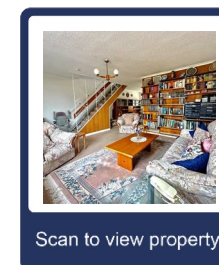
First Floor

Approx. 42.0 sq. metres (451.7 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) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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