



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

Watts
& Morgan



102, Heol-Y-Bardd

Bridgend CF31 4TD

£315,000 Freehold

2 Bedrooms | 2 Bathrooms | 2 Reception Rooms

PRICE GUIDE ** £315,000 - £325,000 **

A well proportioned 2/3 bedroom detached dormer bungalow situated in a sought after location in the south side of Bridgend. The property is being sold with no ongoing chain and has huge potential for further development. Located in a popular street just a short walk from Newbridge Fields, Bridgend Town Centre and with convenient access to local transport links, shops, schools and amenities. Accommodation comprises; entrance hall, spacious living room, kitchen, dining room (potential third bedroom) and ground floor bathroom. First floor; 2 double bedrooms and a shower room. Externally offering a private drive with off-road parking for up to 4 vehicles in front of garage and landscaped front and rear gardens.

Directions

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

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC door into the main hallway with carpeted flooring, understairs storage cupboard and a staircase leads up to the first floor landing. There is a window to the side and all doors lead off to the ground floor rooms.

The L-shaped living room is a generous sized reception room with 2 sets of windows to the front aspect, carpeted flooring and a central feature gas fireplace with hearth and surround.

The ground floor bathroom is fitted with a 3-piece white suite comprising of a bath with over-head shower and glass screen, WC with hidden cistern and a wash hand basin set within unit. With tiled walls, tiled flooring, recessed spotlighting and 2 obscured windows to the side aspect.

The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over. With tiled splash-backs, vinyl flooring and a window over-looking the rear garden. Double doors open into the dining room. Integrated appliances include; 'AEG' 4-ring hob with oven, grill and extractor fan over, fridge/freezer and dishwasher. There is space provided for an integrated washing machine.

The dining room is a great sized reception room or potential ground floor third bedroom with carpeted flooring and windows over-looking the rear garden.

The first floor landing offers carpeted flooring, access to the loft hatch and a built-in storage cupboard.

Bedroom One is a spacious double bedroom with built-in wardrobes and storage, access to the eaves storage, carpeted flooring and windows to the front.

Bedroom Two is a second double bedroom with carpeted flooring, built-in wardrobes and windows to the rear.

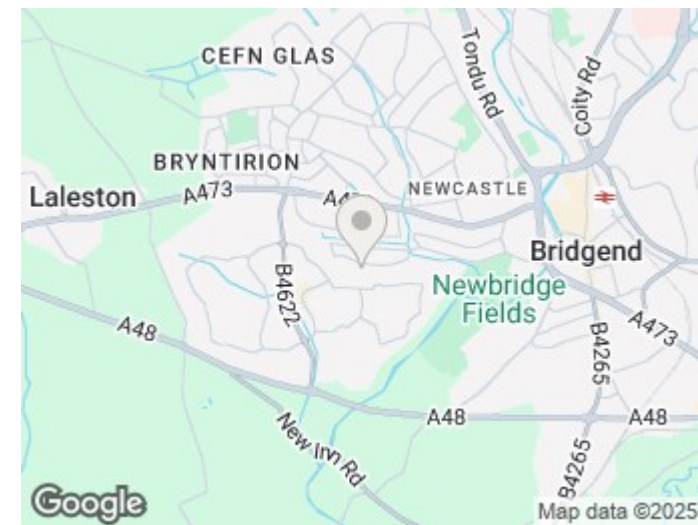
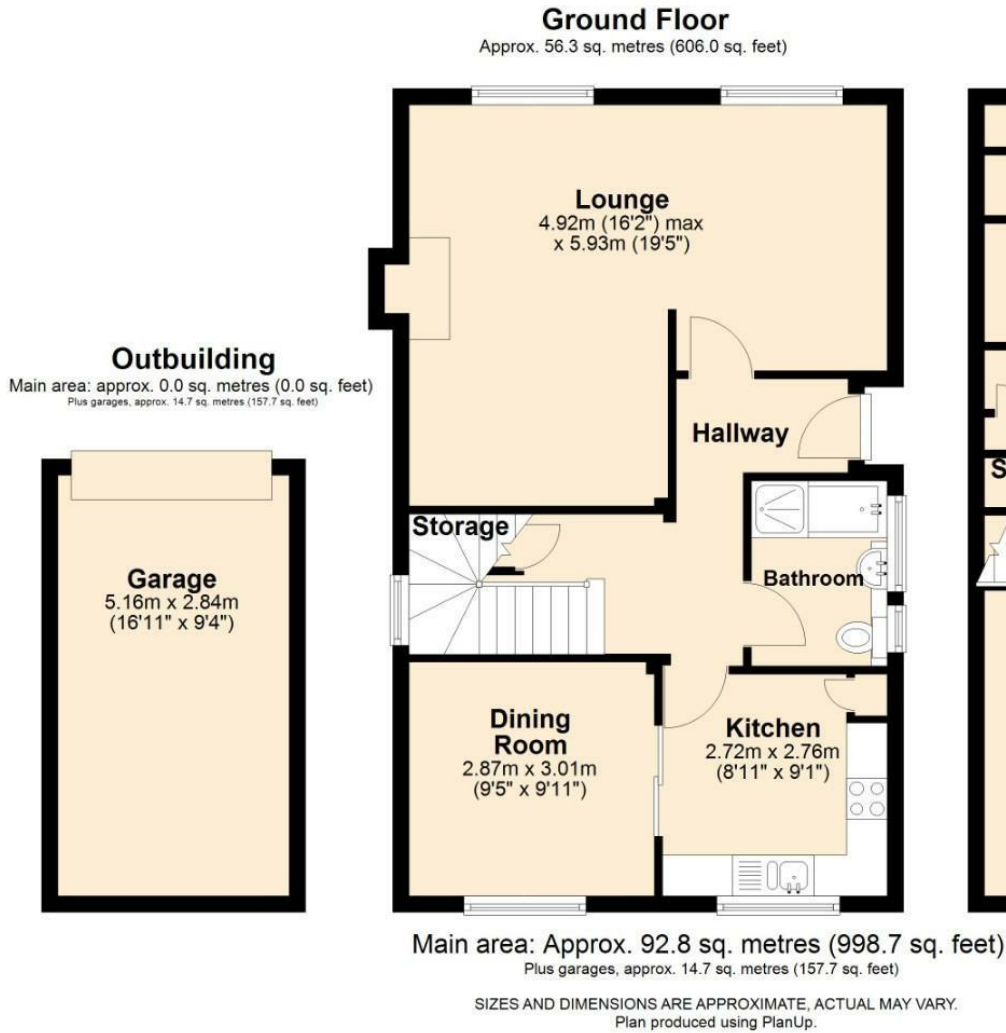
The first floor shower room is fitted with a 3-piece suite comprising of a corner shower cubicle, WC and a wash hand basin set within a vanity unit. With tiling to the walls, tiled flooring, spotlighting and an obscured uPVC window to the side.

GARDENS AND GROUNDS

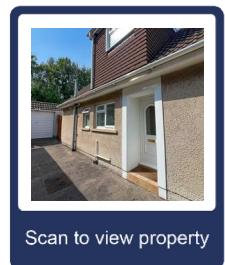
Approached off Heol-Y-Bardd, no. 102 benefits from a private driveway to the side with off-road parking for up to 4 vehicles leading to the single garage. The garage has a manual up and over door and power supply. The front garden is laid with artificial grass and to the rear is a low maintenance fully enclosed garden laid with patio, perfect for outdoor furniture. The rear garden backs onto woodland behind benefitting from a private aspect. A timber gate provides access out to the drive.

ADDITIONAL INFORMATION

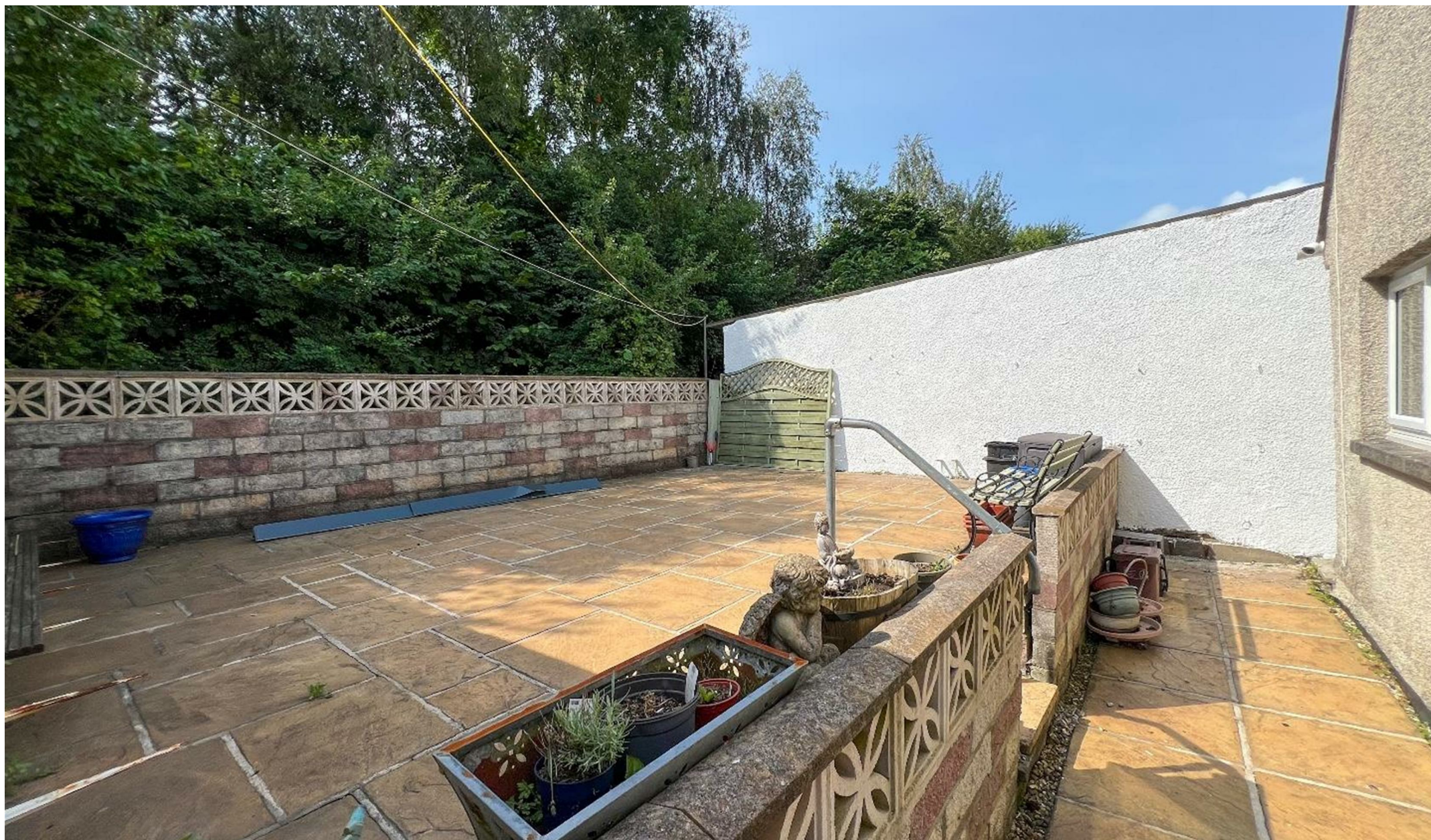
Freehold. All mains services connected. EPC Rating; 'E'. Council Tax is Band 'D'. 4 Camera CCTV system to remain.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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