



35, Wood Green
Bridgend, CF31 4AT

Watts
& Morgan

35 Wood Green

Bridgend CF31 4AT

£189,950 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A lovely two bedroom mid terrace property located in a popular location within walking distance of local amenities, shops, schools and close to Bridgend Town Centre. Accommodation comprises of kitchen, ground floor WC, and spacious living room with access to the rear garden. To the first Floor, two good size bedrooms and family bathroom. Externally offering off-road parking for two vehicles and an enclosed private rear garden. Offered to the market with no onward chain.

Directions

* Bridgend Town Centre - 2.2 Miles * Cardiff City Centre - 24 Miles * J36 of the M4 - 4.0 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

The property is accessed via a uPVC front door into a welcoming entrance hallway, featuring newly fitted herringbone-style vinyl flooring and a carpeted staircase rising to the first floor.

Positioned to the front of the property, the kitchen continues the stylish herringbone-style vinyl flooring and benefits from a front-facing window. It is fitted with a contemporary range of coordinating wall and base units, complemented by matching work surfaces. Integrated appliances include a newly fitted Logik oven and hob, along with a fridge/freezer, while there is also space and plumbing for a washing machine.

Also located on the ground floor, the WC is fitted with newly laid vinyl flooring, a front-facing window, and a two-piece suite comprising a WC and wash hand basin.

To the rear of the property, the generous living room features newly fitted carpets and a useful built-in storage cupboard. French doors open onto the rear garden, allowing an abundance of natural light to flood the space and creating an ideal setting for both relaxing and entertaining.

The first-floor landing provides access to two well-proportioned bedrooms and the family bathroom.

Bedroom one is a spacious double room complete with newly fitted carpeting, a front-facing window, and a built-in storage cupboard.

The family bathroom is fitted with new vinyl flooring and comprises a modern three-piece suite, including a wash hand basin, WC, and bath.

Bedroom Two is another generously sized room situated to the rear of the property, benefiting from a rear-facing window and newly fitted carpets.

GARDEN AND GROUNDS

Approached off Wood Green, No. 35 benefits from private front parking with allocated space for two vehicles. To the rear, the property boasts a fully enclosed garden featuring a combination of patio and lawn areas, all enclosed by secure fencing.

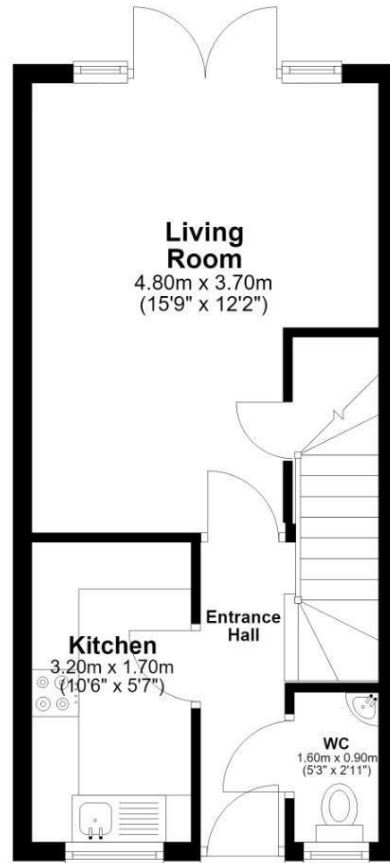
ADDITIONAL INFORMATION

All mains services connected. Freehold. EPC Rating "B". Council Tax band "C".



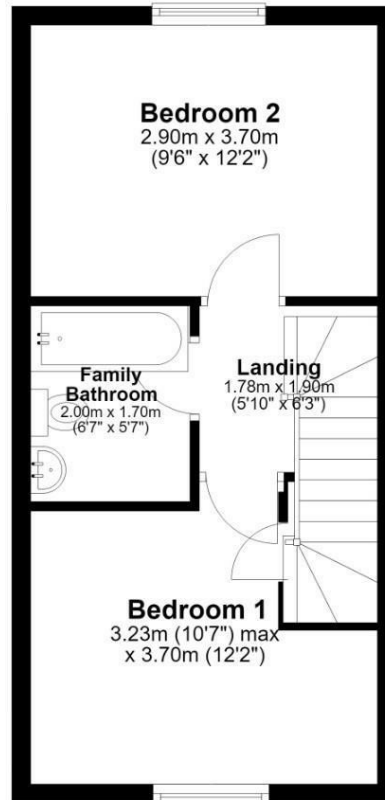
Ground Floor

Approx. 30.0 sq. metres (322.6 sq. feet)



First Floor

Approx. 29.8 sq. metres (320.7 sq. feet)



Total area: approx. 59.8 sq. metres (643.3 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		
(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

