



32, Tennyson Drive  
Bridgend, CF31 4PU

Watts  
& Morgan

# 32 Tennyson Drive

Bridgend CF31 4PU

**£199,950 Freehold**

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A lovely two bedroom semi-detached bungalow situated in a popular area in Bridgend. Conveniently located within close proximity to Bridgend Town Centre and great commuter access via Bus Station, Train Station and Junction 36 of the M4. Accommodation comprises of kitchen, living room, two double bedrooms and bathroom. Externally enjoying a low maintenance rear garden, as well as a front garden and off-road driveway parking for multiple vehicles and garage to the rear.

## Directions

\* Bridgend Town Centre - 1.5 Miles \* Cardiff City Centre - 23 Miles \* J36 of the M4 - 3.1 Miles

**Your local office: Bridgend**

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## Summary of Accommodation

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### ABOUT THE PROPERTY

The property is accessed via a PVC front door leading into a spacious kitchen, which features LVT flooring and has a front-facing and side-facing window, allowing the space to feel bright and airy. The kitchen is well-appointed with a modern range of coordinating wall and base units with complementary work surfaces. Integrated appliances include a fridge/freezer, with space and plumbing provided for a washing machine.

The living room is a generously sized reception room with carpeted flooring and ample space for both lounge and dining furniture and features a lovely bay window and decorative fireplace.

The family bathroom is fitted with tiled flooring and a three-piece suite, comprising a WC, wash hand basin, and a bath with shower overhead.

Bedroom one is great-sized main bedroom and features carpeted flooring and a rear-facing window overlooking the peaceful garden.

Bedroom two is another well-proportioned double room located at the rear of the property, featuring carpeted flooring and a rear-facing window.

### GARDENS AND GROUNDS

Approached off Tennyson Drive, no. 32 benefits from a large driveway to the front with off-road parking for multiple vehicles as well as benefitting from a garage. To the rear is a lovely enclosed low maintenance garden, laid with gravel and is bordered by fencing. There is a summerhouse, perfect for storage or used as a cosy garden room. To the front, the property benefits from a front garden which is laid to lawn and is bordered by secure fencing and brick wall to the front.

### ADDITIONAL INFORMATION

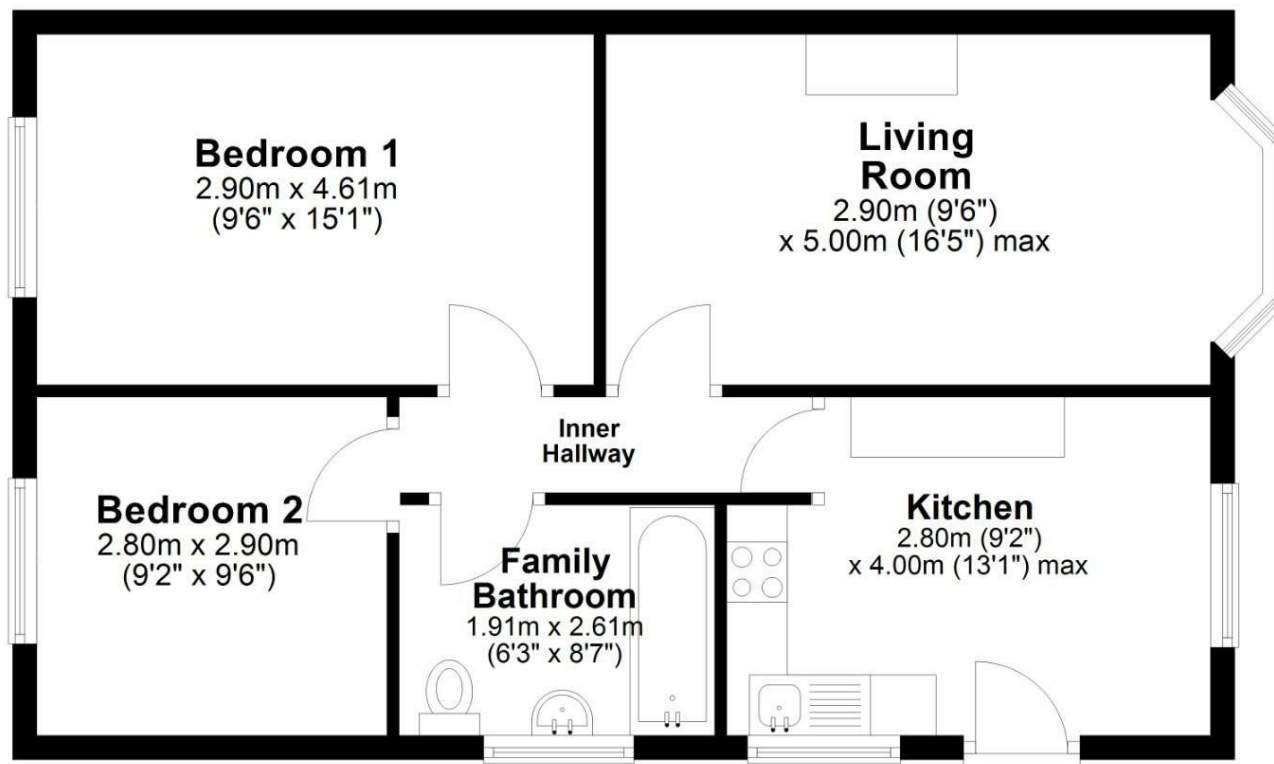
Freehold. All mains services connected. EPC Rating; 'D'. Council Tax is Band 'C'.

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## Ground Floor

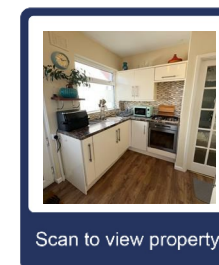
Approx. 56.6 sq. metres (608.7 sq. feet)



Total area: approx. 56.6 sq. metres (608.7 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) <b>A</b>                          |           | <b>87</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>                            | <b>61</b> |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |



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