



5, Brynteg Gardens
Bridgend, CF31 3EW

Watts
& Morgan



5, Brynteg Gardens

Bridgend CF31 3EW

£325,000 Freehold

4 Bedrooms | 1 Bathrooms | 2 Reception Rooms

An extended 4 bedroom semi-detached property situated in the south side of Bridgend. The property is just a stone throw from reputable schools, Bridgend Town Centre, Newbridge Fields and offering great access to Junctions 35, 36 and 37 of the M4 motorway. Accommodation comprises; entrance hall, lounge, dining room, kitchen and WC. First floor; 2 double bedrooms, 1 single bedroom and a 4-piece bathroom. Second Floor; double bedroom. Externally the property benefits from a private driveway, single garage and a generous enclosed rear garden. Being sold with no onward chain. The property has planning permission in place for a single-storey rear extension – Ref: P/18/466/FUL

Directions

* Bridgend Town Centre- 0.5 Miles * Cardiff City Centre - 20.2 Miles * J36 of the M4 Motorway- 2.5 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a PVC front door into the entrance hallway with a feature stained glass window to the front, original wood block parquet flooring and a carpeted staircase leads up to the first floor. The ground floor WC is fitted with a 2-piece suite comprising of a WC and a wash hand basin with a window to the side. The living room is to the front of the property with a feature bay-window with fitted shutters, laminate flooring and a central feature wood burner set on a slate hearth. The dining room is a great sized second reception room with laminate flooring, a cast iron original fireplace and sliding doors open out to the rear garden. The kitchen has been fitted with a range of high gloss wall and base units with complementary work surfaces over. Space is provided for a freestanding oven, washing machine, tumble dryer and a fridge/freezer. With tiled flooring, tiled splash-backs, a window and a fully glazed PVC door opening out to the rear garden.

The first floor landing offers carpeted flooring, a staircase leads up to the second floor and a window to the side aspect. Bedroom One is a spacious double bedroom with carpeted flooring, feature fireplace and a window to the front. Bedroom Two is a second double bedroom with carpeted flooring, cast iron feature fireplace and a window to the rear. Bedroom Three is a comfortable single bedroom with vinyl flooring and windows to the front. The bathroom is fitted with a 4-piece suite comprising of a panelled bath with a free-hand showerhead, a corner shower cubicle, WC and a wash hand basin. With vinyl flooring, panelling to the walls and windows to the rear and side aspect. There is also a chrome ladder radiator.

The second floor leads up into bedroom four which is a double bedroom with carpeted flooring, storage in both sides of the eaves and Velux windows to the front and rear aspects. There is also 2 further windows to the side.

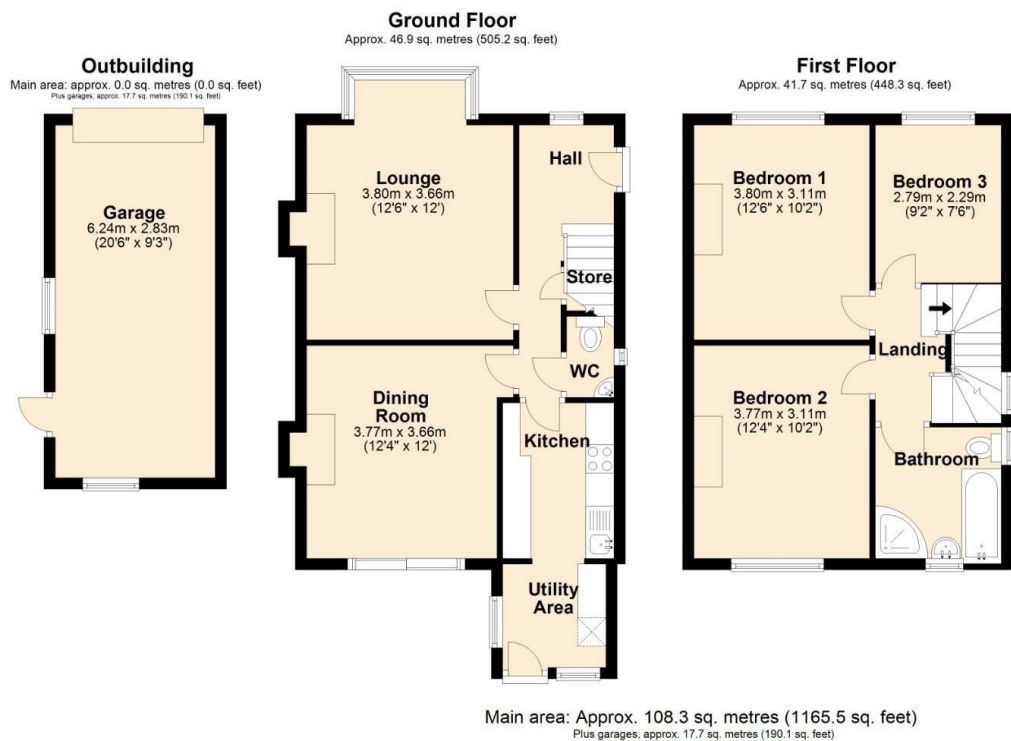
GARDENS AND GROUNDS

Approached off Brynteg Gardens, no.5 benefits from a private block paver driveway to the front with off-road parking for numerous vehicles leading down to a single garage. The garage has a manual up and over door. To the rear of the property is a substantially large enclosed garden predominantly laid to lawn.

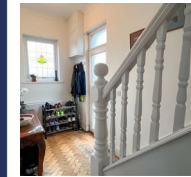
ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating: 'D'. Council Tax is Band 'E'. The property has planning permission in place for a single-storey rear extension. Planning Reference: P/18/466/FUL for more information.





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		
	64	81
England & Wales		EU Directive 2002/91/EC



Scan to view property

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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