



17, Byron Avenue
Bridgend, CF31 4QD

Watts
& Morgan

17 Byron Avenue

Bridgend CF31 4QD

Guide Price £160,000- £170,000

2 Bedrooms | 1 Bathrooms | 2 Reception Rooms

**** GUIDE PRICE £160,000 - £170,000 ****

A spacious 2 bedroom semi-detached property situated in Cefn Glas. The property is located within walking distance of local schools, shops, amenities and offering great access to Bridgend Town Centre and Junction 36 of the M4. Accommodation comprises; entrance hall, lounge, dining room and kitchen. First floor; 2 double bedrooms and a bathroom. Externally offering a private driveway and front and rear gardens.

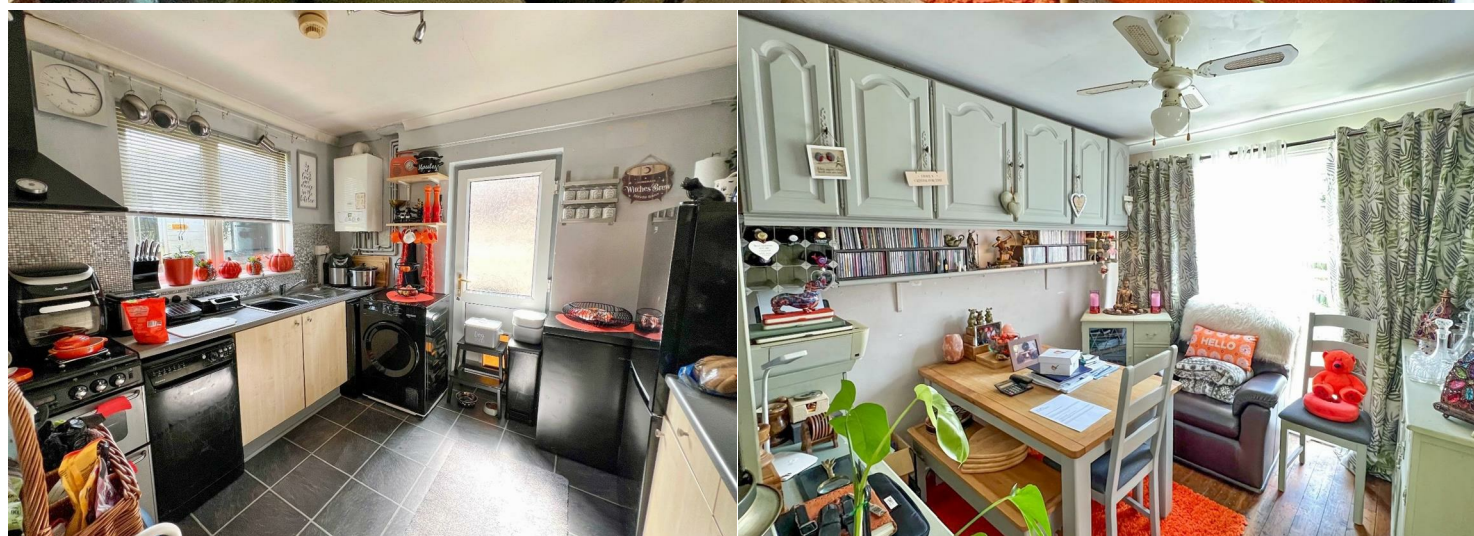
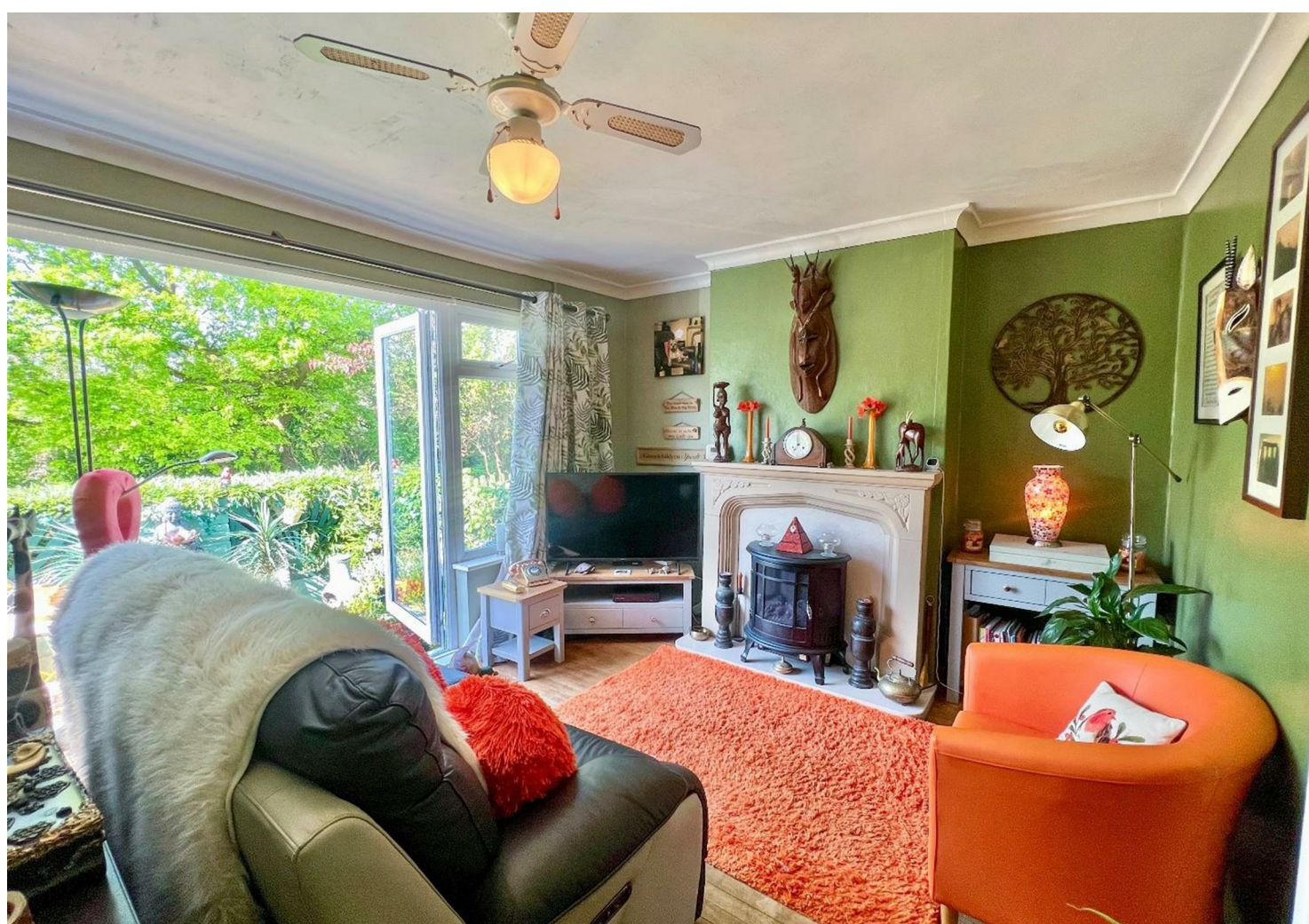
Directions

* Bridgend town centre - 1.5 Miles * Cardiff - 28.0 Miles *
J36 of the M4 - 3.5 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC door into the entrance hallway with storage area leading into the main living room. The living room has exposed wooden flooring, staircase rising up to the first floor and double doors with adjacent windows opening out to a front garden. There is a central feature fireplace with gas fire and ample space for lounge furniture. The dining room is a second reception room with exposed wooden flooring and sliding doors opening out to the rear garden. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over with vinyl tiled flooring, windows over-looking the rear garden and a door providing access out to the side. All appliances are freestanding. Space is provided for a freestanding cooking, fridge/freezer, dishwasher and washing machine.

The first floor landing offers carpeted flooring, window to the side and all doors lead off. Bedroom One is a spacious double bedroom with carpeted flooring and a window to the front. Bedroom Two is a second double bedroom with carpeted flooring and a window to the rear. The bathroom is fitted with a 3-piece suite comprising of a panelled bath with over-head shower, WC and a wash hand basin with vinyl flooring and a window to the side.

GARDENS AND GROUNDS

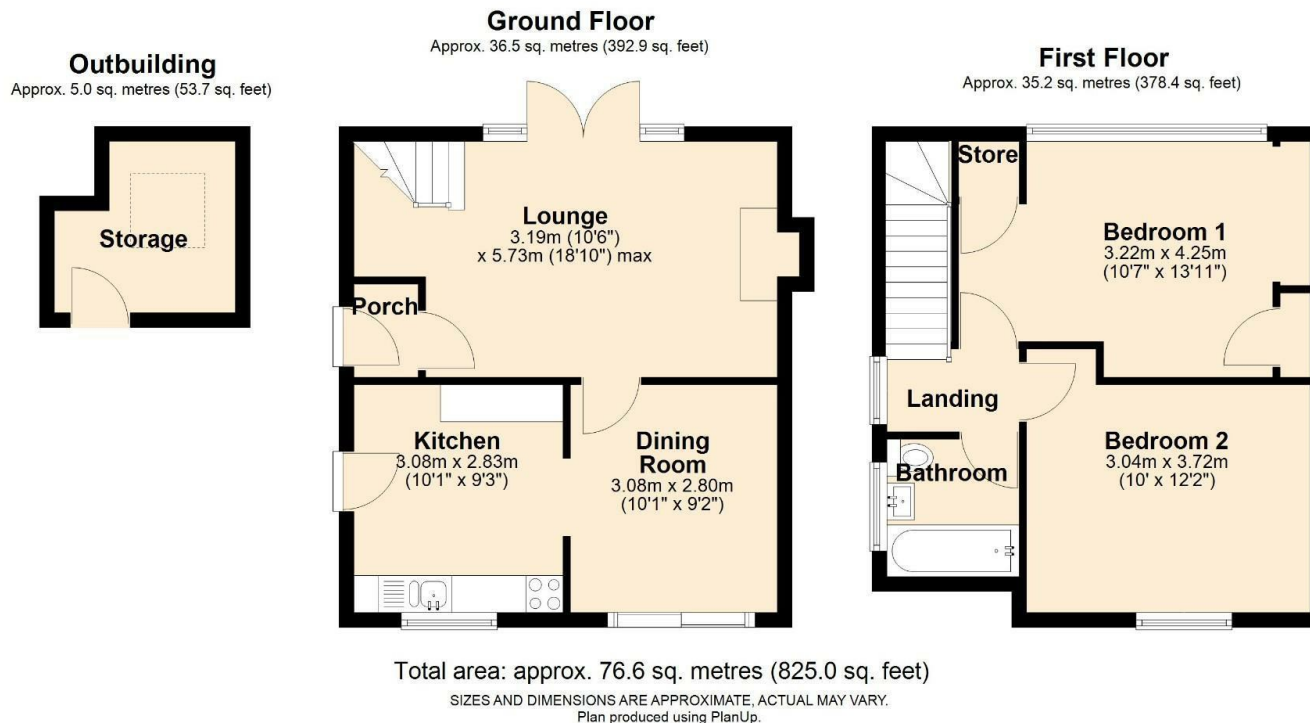
Approached off Byron Avenue, no. 17 benefits from a private driveway to the side with off-road parking. To the front is a tiered garden with a lower section laid with slate chippings. There is an enclosed patio to the front ideal for outdoor furniture. To the rear is a generous garden with a lower patio area with outdoor power sockets. The remainder is laid to lawn and steps lead up to a raised patio area. There is an outdoor store and access around to the front.

ADDITIONAL INFORMATION

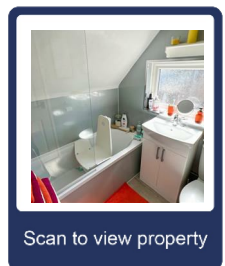
Freehold. All mains services connected. EPC Rating; 'D'. Council Tax is Band 'B'.



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		84
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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