



18, New Candlestone  
Bridgend, CF31 5DX

Watts  
& Morgan



# 18 New Candlestone

Bridgend CF31 5DX

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**£189,950 Freehold**

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

An ideal first time purchase or investment property. This well presented 2 bedroom mid-terrace property has been recently renovated and is being sold with no onward chain. Situated in a popular location in Broadlands within walking distance of the shopping precinct and close proximity to Bridgend Town Centre, Newbridge Playing Fields and Junction 36 of the M4. Accommodation comprises; entrance hall, lounge/dining room, kitchen and ground floor WC. First floor; 2 good sized bedrooms and a bathroom. Externally offering a private drive to the front with off-road parking for 2 vehicles and enclosed rear garden. EPC Rating; 'C'. Chain free.

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## Directions

\* Bridgend town centre - 2.2 Miles \* Cardiff city centre - 22.0 Miles \* M4 (J36) - 4.0 Miles

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## Summary of Accommodation

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### ABOUT THE PROPERTY

Entered via a PVC front door into the entrance hallway with carpeted flooring and access to the ground floor WC. The WC is fitted with a 2-piece suite comprising of a WC and a wash hand basin.

The lounge/dining room to the rear is a spacious reception room offering carpeted flooring, a staircase leading up to the first floor and double 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 tiled splash-backs and tiled floor. There are windows to the front and the kitchen also houses the gas combi boiler. Integrated appliances include; 4-ring gas hob with oven, grill and extractor fan over and a stainless steel sink with drainer. Space is provided for a freestanding fridge/freezer and washing machine.

The first floor landing offers carpeted flooring and access to the loft hatch. There is a built-in storage cupboard. Bedroom One is a double bedroom with built-in wardrobes, carpeted flooring and windows to the rear.

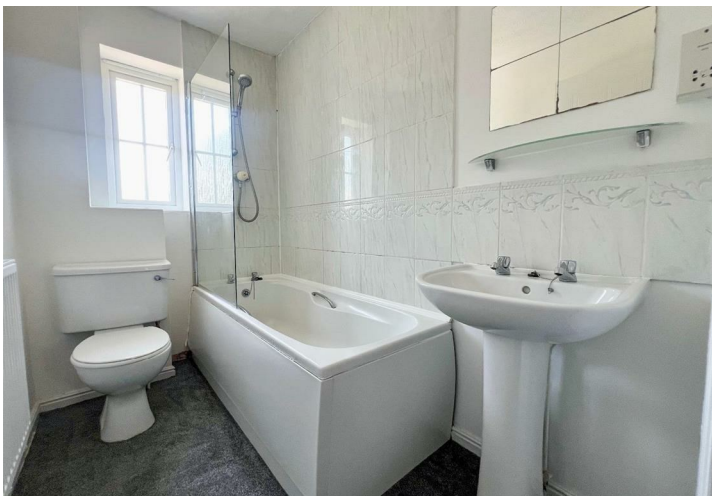
The second bedroom is a great sized room with a built-in storage cupboard, carpeted flooring and windows to the front. The bathroom is fitted with a 3-piece white suite comprising of a panelled bath with over-head shower, WC and a pedestal wash hand basin. With carpeted flooring, tiling to the walls and a window to the front.

### GARDENS AND GROUNDS

Approached off New Candlestone, no. 18 benefits from a private drive to the road with off-road parking for 2 vehicles. To the rear is an enclosed garden predominantly laid to lawn with an area laid with patio slabs.

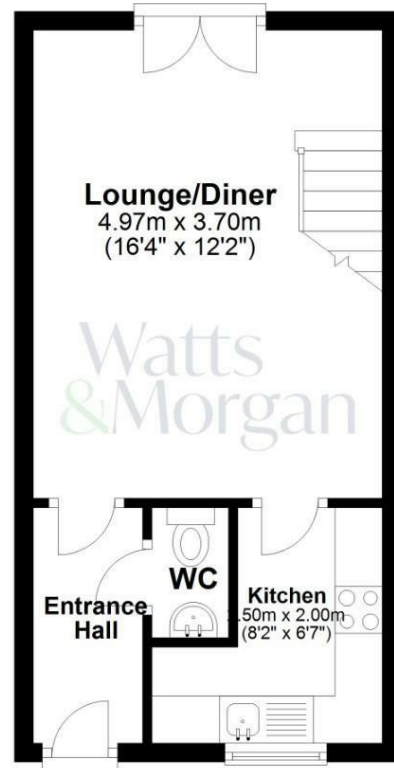
### ADDITIONAL INFORMATION

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



## Ground Floor

Approx. 27.8 sq. metres (299.2 sq. feet)



## First Floor

Approx. 26.9 sq. metres (289.9 sq. feet)



Total area: approx. 54.7 sq. metres (589.1 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>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

