



121, Heol-Y-Frenhines
Bridgend, CF31 4RT

Watts
& Morgan

121 Heol-Y-Frenhines

Bridgend CF31 4RT

£170,000 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A spacious 3 bedroom semi-detached property being sold with no onward chain. This property is in need of modernisation located in a popular street in Cefn-Glas, just a short walk from local schools, shops and amenities and a close by to Bridgend town centre. Accommodation comprises; entrance hallway, lounge, dining/ sitting room, kitchen and ground floor shower room. First floor 2 double bedrooms, 1 single room, shower room. Externally offering a private driveway with ample off road parking, garage and south facing rear garden. Chain free.

Directions

* Bridgend - 1.2 Miles * Cardiff - 25.4 Miles * J36 of the M4 -3.4 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a uPVC front door into the entrance hallway with carpeted flooring and a staircase rises to the first-floor landing. The main living room features carpeted flooring and a window to the front aspect. The spacious dining / sitting room offers carpeted flooring, patio doors opening to the rear garden and a built-in store. The kitchen houses the newly installed gas combination boiler, and features windows to both sides, with space for freestanding appliances and fitted wall and base units. A door leads into the outer hallway with access to the ground floor shower room and garden. The shower room has been fitted with a 3-piece suite comprising of a shower enclosure, WC and a wash hand basin with a window to the side with vinyl flooring and tiled wet areas.

The first-floor landing offers carpeted flooring built in store and access to the loft hatch. Bedroom one is a double room offering carpeted flooring a built-in store and window to the front. Bedroom two is a second double room with a built-in store and a window to the rear, the third bedroom features a front facing window. The bathroom offers an adapted walk-in shower, WC and wash hand basin with vinyl flooring, tiling to the walls and a window to the rear.

GARDENS AND GROUNDS

Approached off Heol-y-Frenhines, No 121 benefits from a private driveway to the front with ample off road parking with a lawned front garden. The garage benefits from a remote controlled door. To the rear is an enclosed garden predominately laid to lawn with a paved patio area. The garden benefits from a southerly facing aspect.

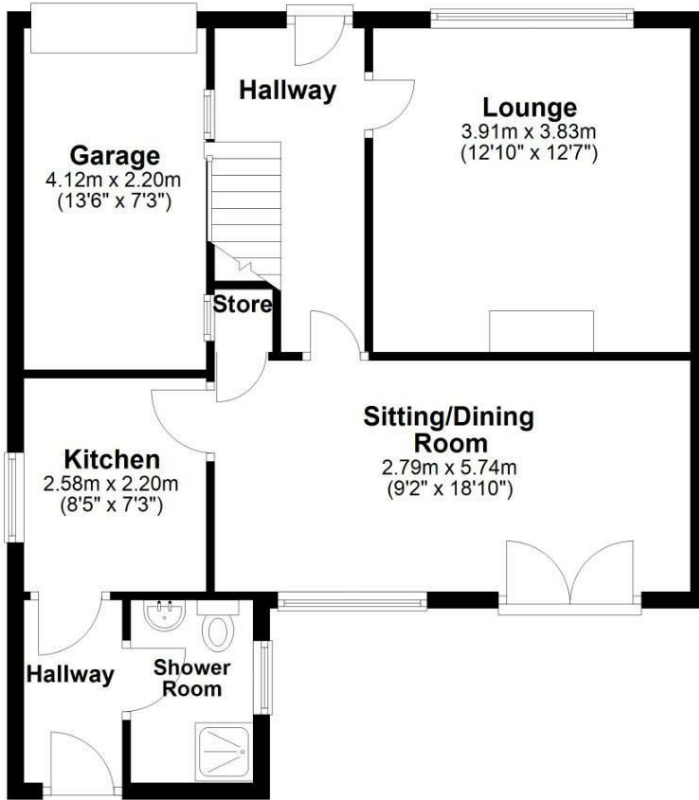
ADDITIONAL INFORMATION

Freehold. All mains connected. EPC D council tax C



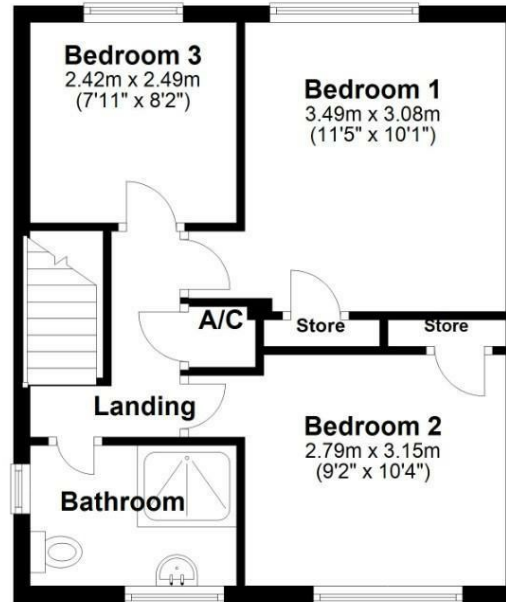
Ground Floor

Approx. 51.3 sq. metres (552.6 sq. feet)
(excluding Garage)



First Floor

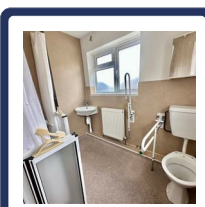
Approx. 36.4 sq. metres (392.0 sq. feet)



Total area: approx. 87.8 sq. metres (944.6 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		
	63	77
England & Wales		EU Directive 2002/91/EC



Scan to view property

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