



48, Westward Place  
Bridgend, CF31 4XA

Watts  
& Morgan



# 48, Westward Place

Bridgend CF31 4XA

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**£165,000 Freehold**

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

An ideal first-time purchase or investment opportunity, this well-presented two-bedroom mid-terrace home is offered to the market with no onward chain. Situated in the popular area of Cefn Glas, the property is just a short walk from local schools, shops, amenities, and within easy reach of Bridgend Town Centre. The accommodation comprises: porch, hallway, lounge, and a kitchen/breakfast room.

To the first floor: a landing, two well-proportioned bedrooms, and a bathroom. Externally, the property benefits from a private driveway to the front and an enclosed rear garden, providing a secure and manageable outdoor space.

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## Directions

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

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## Summary of Accommodation

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### ABOUT THE PROPERTY

The property is entered via a PVC front door into a bright porch with tiled flooring, with an internal door leading into the hallway. The hallway features vinyl flooring and a carpeted staircase rising to the first-floor landing. The living room is a generously sized reception space, offering carpeted flooring, a front-facing window, and a useful understairs storage cupboard. The kitchen/breakfast room is fitted with coordinating shaker-style wall and base units, complemented by work surfaces, tiled splashbacks, vinyl flooring, and a rear-facing window. There is ample space for a breakfast table, and a PVC door provides direct access to the rear garden. Integrated appliances include a 4-ring gas hob with oven, grill, and stainless-steel extractor hood. Space is also provided for a fridge freezer and washing machine.

The first-floor landing features carpeted flooring, a built-in airing cupboard, and access to the loft hatch. Bedroom One is a well-proportioned double bedroom with carpeted flooring, an alcove ideal for wardrobes, and a front-facing window. Bedroom Two is a comfortable single room with carpeted flooring and a rear-facing window. The bathroom is fitted with a white three-piece suite, comprising a bath with overhead electric shower and glass screen, WC, and wash-hand basin. The room is finished with vinyl flooring, partly tiled walls, and a rear-facing window.

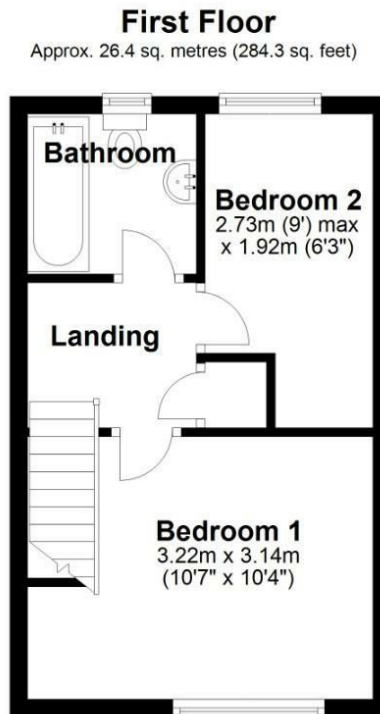
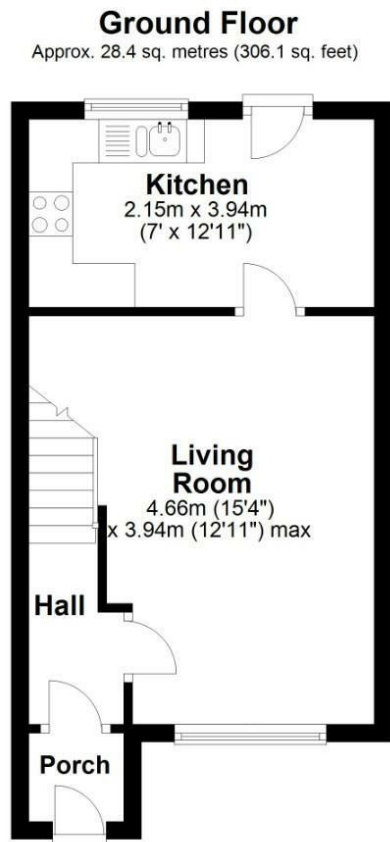
### GARDENS AND GROUNDS

Approached from Westward Place, No. 48 features a private driveway to the front, providing off-road parking for one vehicle. To the rear, the property enjoys a fully enclosed garden, offering a patio area ideal for outdoor furniture, with the remainder laid to lawn and decorative stone chippings. A timber-framed storage shed provides additional practicality.

### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "C". Council Tax Band "B".

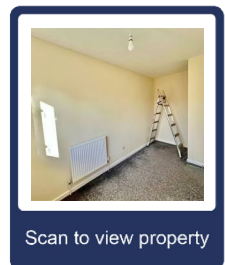




Total area: approx. 54.9 sq. metres (590.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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