



5, Ffridd Las
Bridgend, CF31 5AF

Watts
& Morgan



5, Ffridd Las

Bridgend CF31 5AF

£265,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A well-presented three bedroom link-detached property situated in a quiet cul-de-sac in Broadlands. The property is located within walking distance of the shopping precinct with local schools, shops and amenities. Conveniently located within walking distance of Newbridge Fields, Bridgend Town Centre and close proximity to Junction 36 of the M4. The accommodation comprises of entrance hall, lounge, open plan kitchen/dining room, ground floor WC. First floor landing, bedroom one with ensuite shower room, two further good size bedrooms and a family bathroom. Externally offering a private drive to the front with off-road parking for two vehicles, single garage and generous south facing garden.

Directions

• Bridgend Town Centre 2.5miles • Cardiff City Centre 21.5 miles • M4 (J36) 4.5 miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a composite front door into the entrance hallway with tiled flooring and staircase rising to the first floor. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and wash-hand basin with tiled flooring and window to the front. The living room is a spacious reception room with laminate flooring, windows overlooking the front. Opening into the open plan kitchen/dining room. The open plan kitchen/dining room benefits from continuation of the laminate flooring, generous understairs storage cupboard with space provided for a tumble dryer and double doors opening out onto a south facing garden. The kitchen has been fitted with a range of coordinating shaker style wall and base units with complementary work surfaces over with a breakfast bar area with space for high stools, there is tiled flooring in the kitchen area and tiled splashbacks. A window overlooks the rear garden and integrated appliances include 4-ring gas hob with oven, grill and extractor hood over, space is provided for a freestanding fridge freezer and a washing machine. There is ample space for a freestanding dining table.

The first floor landing offers carpeted flooring, access to the loft hatch and a built-in airing cupboard. Bedroom one is a double bedroom with built-in storage, carpeted flooring, windows to the front leading into an ensuite shower room. The ensuite is fitted with a 3-piece suite comprising of a corner shower, WC and wash-hand basin with tiling to the walls, vinyl flooring and window to the front. Bedroom two is a second double bedroom with carpeted flooring and window to the rear. The third bedroom is a comfortable single room with carpeted flooring and windows to the rear. The bathroom is fitted with a 3-piece suite comprising of a panelled bath, WC and wash-hand basin with vinyl flooring, tiling to the walls and a window to the side.

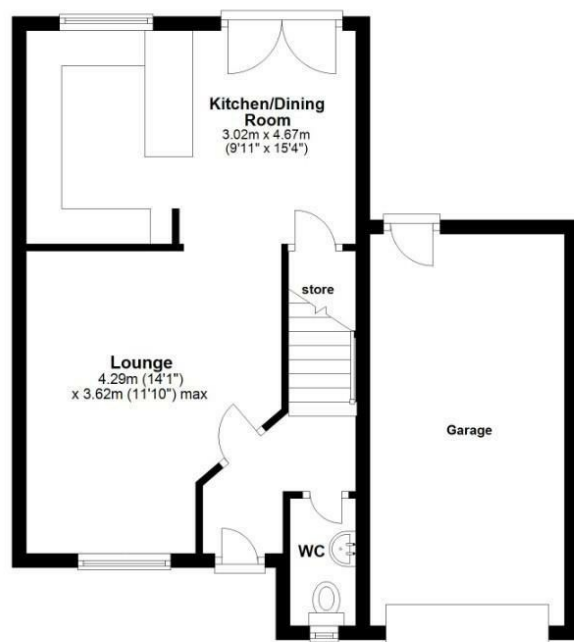
GARDENS AND GROUNDS

Approached off Ffridd Las No.5 benefits from a private driveway to the front with off-road parking for two vehicles leading to the single garage with manual up and over door, power supply and a door providing access into the rear garden. To the front is a lawned garden with a paved pathway. To the rear is a generous south facing garden with a patio area ideal for outdoor furniture, the remainder is laid to lawn with abundance of colourful shrubs and flowers. There is a door providing access into the garage.

ADDITIONAL INFORMATION

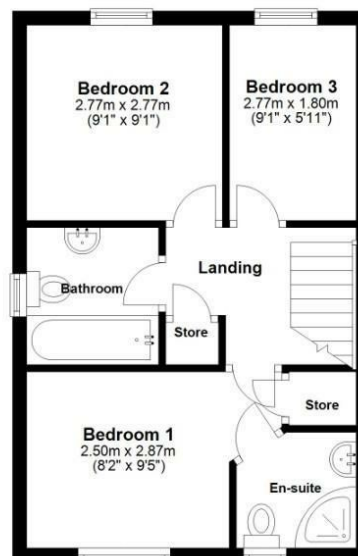
Freehold. All mains services connected. EPC Rating "C". Council Tax Band "D".

Ground Floor
Approx. 52.0 sq. metres (559.4 sq. feet)



Total area: approx. 86.6 sq. metres (931.9 sq. feet)

First Floor
Approx. 34.6 sq. metres (372.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	69	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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