



28, Bryn Dryslwyn
Bridgend, CF31 5BT

Watts
& Morgan



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Bridgend CF31 5BT

£215,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

Presenting to the market this spacious 3 bedroom property situated in a quiet street in the popular Broadlands development. Situated within walking distance of the shopping centre with local amenities, restaurants and local schools. Within close proximity to Newbridge playing fields, Bridgend town centre and J36 of the M4 Motorway. Being sold with no chain. Accommodation comprises; Entrance hall, WC/cloakroom, lounge, kitchen / dining room. First floor; main bedroom with en-suite shower room, two further bedrooms and a bathroom. Externally the property offers a private drive to the front with off road parking for 2 vehicles and a detached single garage. To the side is a low maintenance enclosed garden. Chain Free. EPC rating "C".

Directions

* Bridgend Town Centre - 2.1 Miles * Cardiff City Centre - 20.5 Miles * J36 of the M4 Motorway - 3.8 Miles

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Summary of Accommodation

GROUND FLOOR

Access via a uPVC front door into an entrance hallway laid with vinyl flooring, large built-in storage cupboard and a carpeted staircase leading to the first floor.

Downstairs cloakroom/WC has been fitted with a 2-piece suite comprising of a WC and wash-hand basin with tiled splashback and vinyl flooring.

The main living room is a spacious light reception room with windows overlooking the front and patio sliding doors opening out onto the rear garden. The lounge offers continuation of vinyl flooring and a central feature electric fireplace with hearth and surround.

The kitchen/dining room has been fitted with a range of coordinating oak effect wall and base units with work surfaces over. Also offering tiled splashback, vinyl flooring and two sets of windows to the front and side. The kitchen also houses the 'Ideal' gas combi boiler. Appliances to remain include 4-ring gas hob with oven, grill and stainless steel extractor fan, dual bowl stainless steel sink and integral fridge and freezer. Space and plumbing is provided for two further appliances and there is ample space for a freestanding dining table.

FIRST FLOOR

The first floor landing offers carpeted flooring.

Bedroom one is a good size double bedroom with fitted carpets and windows to the front. There is space provided for wardrobes and also access to the loft hatch. Bedroom one leads into an ensuite shower room fitted with a 3-piece suite comprising of a corner shower enclosures, WC and pedestal wash-hand basin. The ensuite benefits from partly tiled walls, tiled flooring and a window to the rear.

Bedroom two is a further double bedroom with carpeted flooring, windows to the front and side and built-in wardrobes.

Bedroom three is a single room with laminate flooring and windows to the side.

The bathroom has been fitted with a 3-piece suite comprising of a panelled bath with a freehand overhead shower, WC and pedestal wash-hand basin. Also benefits from partly tiled walls, laminate flooring and window to the front.

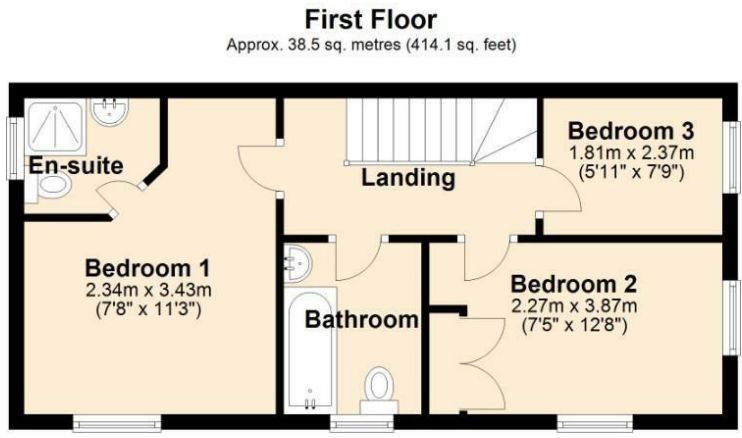
GARDENS AND GROUNDS

No.28 is approached off Bryn Dryslwyn with a private driveway to the front of the property with off-road parking for multiple vehicles leading to the single garage. To the rear is a fully enclosed garden with a lower decked area leading up to an enclosed lawn section.

SERVICES AND TENURE

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





Total area: approx. 75.5 sq. metres (812.6 sq. feet)
Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		88
(81-91) B		
(69-80) C	71	
(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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