



26, Heol Yr Eglwys
Bridgend, CF32 9JP

Watts
& Morgan

26 Heol Yr Eglwys

Bryncethin, Bridgend CF32 9JP

£185,000 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A two-bedroom end-terraced property offered to the market with no chain and tenant in situ, making it available to investors only. Situated in a quiet cul-de-sac in Bryncethin, the property enjoys convenient access to J36 of the M4, local amenities and Bridgend Town Centre. The accommodation comprises an entrance hallway, a fitted kitchen and a lounge/dining room. To the first floor, there are two bedrooms and a bathroom. Externally, the property benefits from a private driveway providing off-road parking, along with a rear garden offering scope for low-maintenance landscaping or tenant-friendly outdoor space.

Directions

* Bridgend - 2.0 Miles * Cardiff - 22.0 Miles * J36 of the M4 - 1.5 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a uPVC front door, the property opens into an entrance hallway. The kitchen, positioned at the front of the home, is fitted with a range of coordinating wall and base units with complementary work surfaces. It features tiled flooring, tiled splashbacks and a front-facing window. There is space for freestanding appliances including an oven, fridge/freezer and washing machine, offering scope for kitchen upgrades if desired. The lounge/dining room is a spacious reception area with wood-effect laminate flooring, double doors opening to the rear garden and a staircase rising to the first-floor landing. The layout provides ample room for flexible living arrangements.

The first-floor landing features carpeted flooring, access to the loft hatch and doors to all rooms. Bedroom One is a double bedroom with carpeted flooring and a front-facing window. Bedroom Two is positioned to the rear, also with carpeted flooring and a rear-facing window. The bathroom is fitted with a three-piece suite comprising a panelled bath with overhead shower, WC and wash-hand basin. It includes laminate flooring, tiled walls and a rear-facing window.

GARDENS AND GROUNDS

Approached off Heol Yr Eglwys, No. 26 benefits from a private driveway to the front providing ample off-road parking. To the rear of the property is an enclosed garden, predominantly laid to lawn, with a patio area ideal for outdoor furniture and relaxed seating.

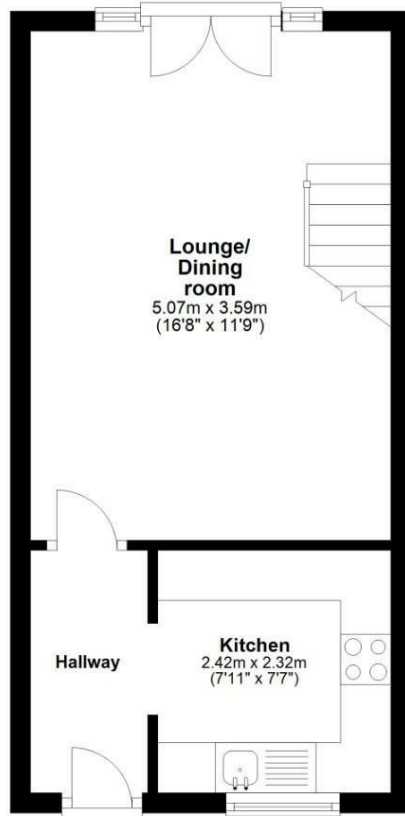
ADDITIONAL INFORMATION

Freehold. All mains connected. EPC Rating "C", Council Tax band "B"



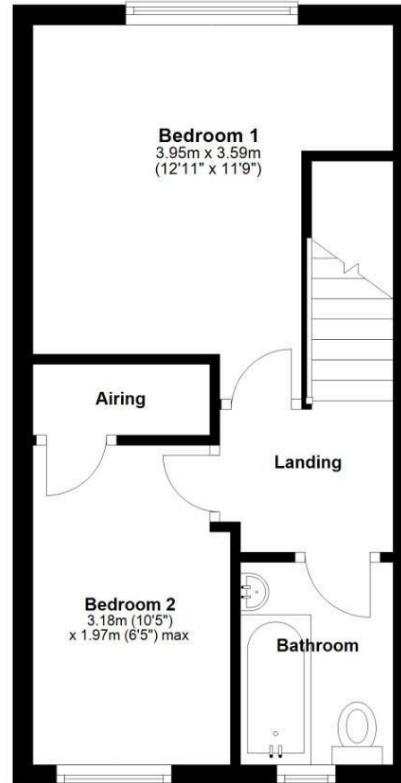
Ground Floor

Approx. 27.2 sq. metres (293.1 sq. feet)



First Floor

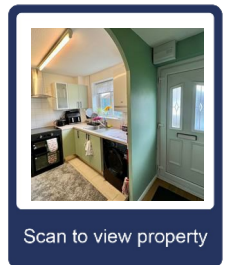
Approx. 27.2 sq. metres (293.1 sq. feet)



Total area: approx. 54.5 sq. metres (586.1 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) A		91
(81-91) B		
(69-80) C		73
(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	



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