



10, Restway Gardens  
Bridgend, CF31 4HY

Watts  
& Morgan







# 10, Restway Gardens

Bridgend CF31 4HY

**£145,000 Freehold**

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

This spacious two double bedroom mid-link property located in Restway Gardens. Set in a complex of properties offering peaceful accommodation for those aged 55 and over and situated within a conservation area close to Bridgend Town Centre. The accommodation comprises; entrance hall, lounge/ dining room, kitchen and ground floor WC. First floor landing, two good sized double bedrooms and shower room. Externally enjoying residents parking area and well-maintained communal garden with patio area and private outlook. Offering no on-going chain. EPC Rating "D." Chain free.

## Directions

\* Bridgend - 1.4 Miles \* Cardiff - 21.0 Miles \* J36 of the M4 - 4.0 Miles

**Your local office: Bridgend**

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## Summary of Accommodation

### ABOUT THE PROPERTY

Accessed via a solid wood door leading to the entrance hallway with carpeted flooring and staircase to the first floor.

The ground floor WC has been fitted with a WC and a wash hand basin. The open plan lounge / dining room has windows overlooking the front, carpeted flooring and a central electric fireplace with hearth and surround. There is ample space for both lounge and dining furniture and patio doors opening out to the communal garden. The kitchen has been fitted with a range of co-ordinating wall and base units with complementary work surfaces over. There is tiling to the walls, window to the rear and vinyl flooring. Integrated appliances to remain include free standing oven with 4-ring electric hob and grill and extractor fan, there is space for a under counter fridge / freezer and further appliance.

The first floor landing offers carpeted flooring, built in airing cupboard and a window to the front. Bedroom one is to the rear, a spacious double with built in storage and windows to the rear. Bedroom two is a second double bedroom with carpeted flooring and a window to the front. The shower room has been fitted with a 3-piece suite comprising of a double walk in shower with glass screen and electric shower, WC and a wash hand basin, with tiling to the walls and vinyl flooring and a window to the rear.

### GARDENS AND GROUNDS

No.10 is accessed off Llangewydd road onto a residents parking area with a paved pathway leading to the front door offering a private outlook.

To the rear of the property lies a well-maintained communal garden predominately laid to lawn, enclosed by a variety of shrubs and trees.

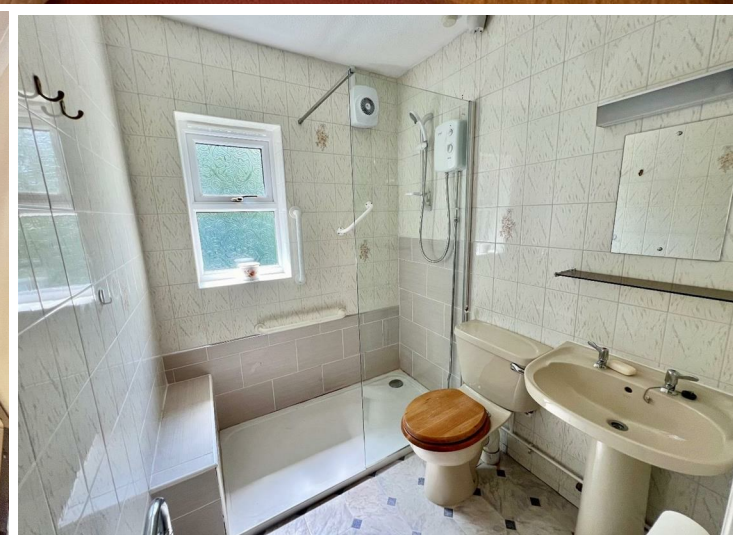
There is a patio area perfect for outdoor furniture with steps to the rear.

### ADDITIONAL INFORMATION

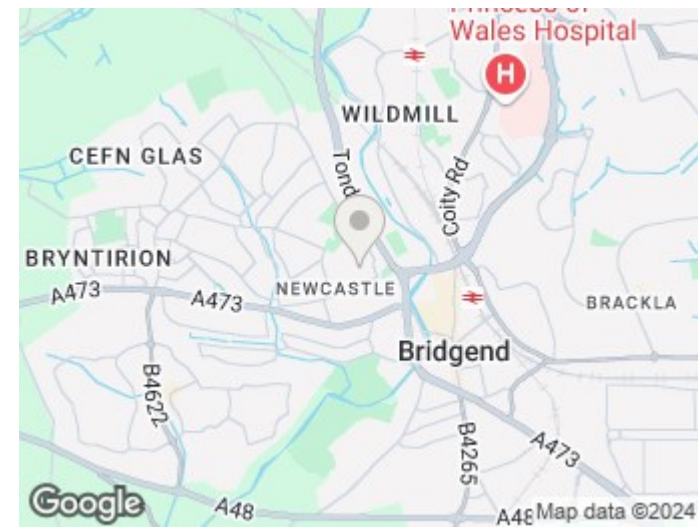
Freehold. All mains connected. EPC Rating "D". Council Tax band "C".

The property is Freehold and there are two maintenance agreements with Wales & West Housing Association. The first agreement covers building insurance and routine maintenance to the fabric of the property and to the grounds. This includes; plumbing, electricity, gardening, external decorating and clearing of snow and ice. There is a monthly charge for this agreement which is currently approx. to £232.59 per month

The second agreement covers the risk of major repairs and is paid for by a deferred payment fund. There are no charges upfront or whilst living at the property. When the property is sold, there will be a charge of 0.6% of the purchase price for each year the property is owned.

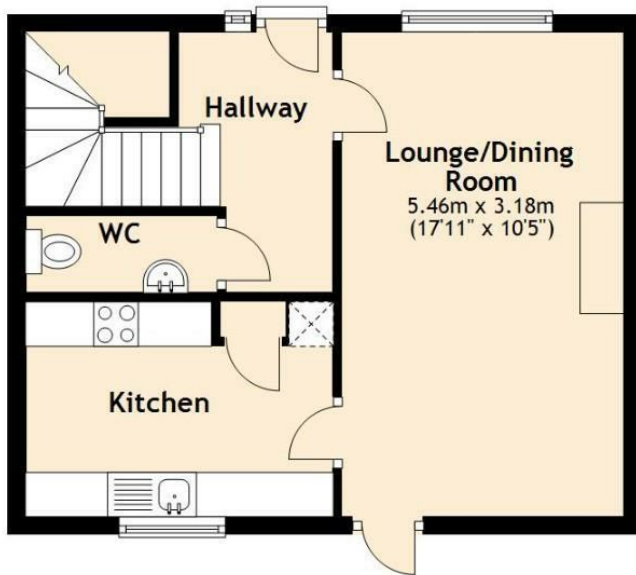






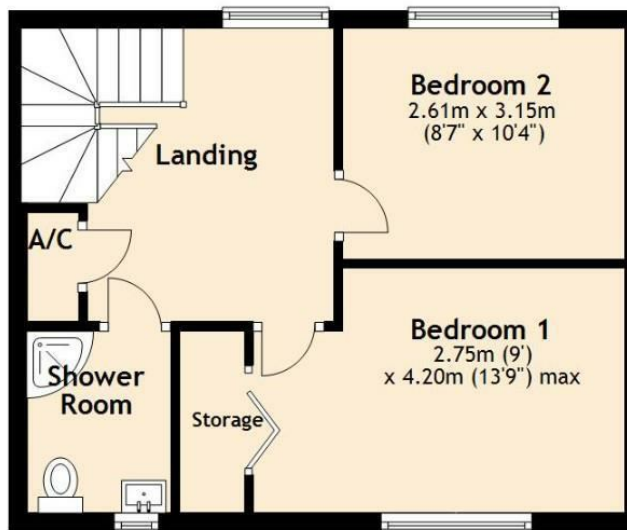
### Ground Floor

Approx. 36.9 sq. metres (396.7 sq. feet)



### First Floor

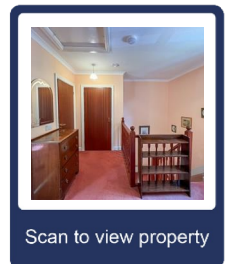
Approx. 36.9 sq. metres (396.7 sq. feet)



Total area: approx. 73.7 sq. metres (793.4 sq. feet)

All measurements are approximate, and for display purposes only.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</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	



Scan to view property





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