



5, Chestnut Way
Bridgend, CF31 4ER

Watts
& Morgan

5 Chestnut Way

Bridgend CF31 4ER

£190,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A spacious 3 bedroom end terrace property in Cefn Glas. The property is partially renovated and is located conveniently within walking distance of local shops, schools and amenities and offers great access to Bridgend town centre and J36 of the M4 motorway. Accommodation comprises; porch, hallway, lounge, conservatory, kitchen / dining room and ground floor WC. First floor landing, 3 good sized bedrooms and a modern bathroom. Externally the property offers a generous plot with off road parking, front and rear gardens and versatile outbuildings.

Directions

* Bridgend town centre - 1.2 Miles * Cardiff city centre - 23.0 Miles * J36 of the M4 - 3.2 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

The property is entered via a partially glazed PVCu door into an entrance porch. The porch benefits from tiled flooring with, double glazed windows to side and front and partly glazed UPVC door into the hallway.

The hallway has a carpeted staircase rising to the first floor landing and doorways to the lounge and kitchen/ dining room. The main living room is a generous sized reception room with a double glazed window to front a central featured gas fireplace and sliding panel doors leading to the conservatory. The conservatory is a great addition and is of double glazed UPVC construction with the dwarf wall.

The open plan kitchen / dining room has been fitted with a range of coordinating base and eye level units with laminate worktops over. There is a ceramic sink with mixer tap, space for fridge/freezer, cooker with splashback tiling, double glazed window front and rear. The open plan kitchen dining room has ample space for a dining table and a handy understairs storage cupboard. A door leads to the outer hallway with access to the ground floor WC and a uPVC door opening to the rear garden and outbuildings.

To the first-floor landing is a loft inspection point and doorways to all three bedrooms, family shower room and storage cupboard, which houses the combination style boiler. The master bedroom is a generous sized double bedroom with double glazed window to front and built-in storage cupboard. Bedroom two is another generous sized double room with built-in storage and a large double glazed UPVC window to front. Bedroom three is a well-proportioned room with a double-glazed window to rear and built-in storage. The bathroom room has been fitted with a modern three-piece suite comprising of a panelled bath with overhead shower, WC and a wash hand basin. The bathroom benefits from tiling to floor and walls and a window to the side.

GARDENS AND GROUNDS

To the front of the property is a good sized front garden laid mostly to lawn with pathway to property and an off road parking area. To the rear of the property is an enclosed garden laid to concrete patio with side access back to the front of the property. There are three out buildings for storage.

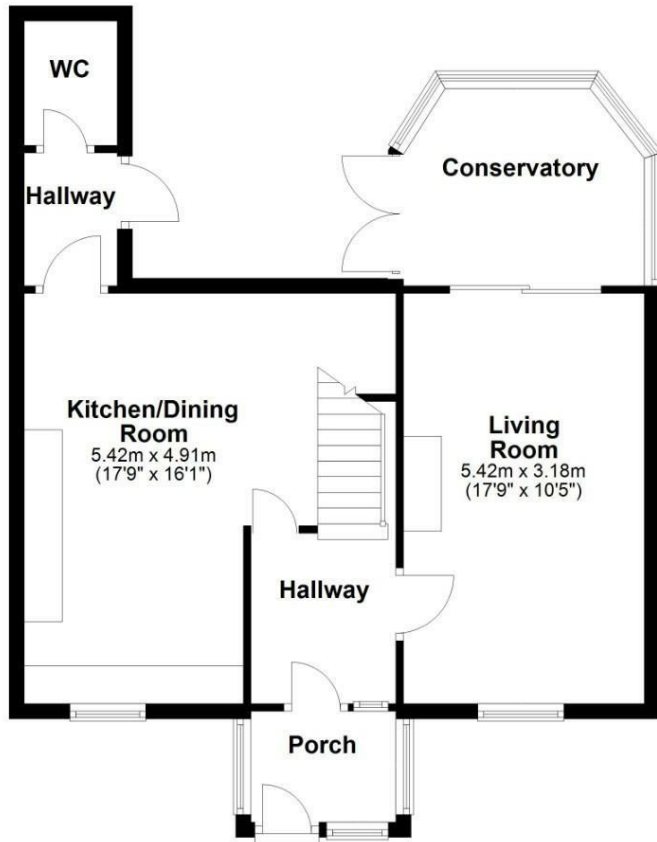
ADDITIONAL INFORMATION

Freehold property. All mains services connected. EPC Rating "C". Council tax band "B"



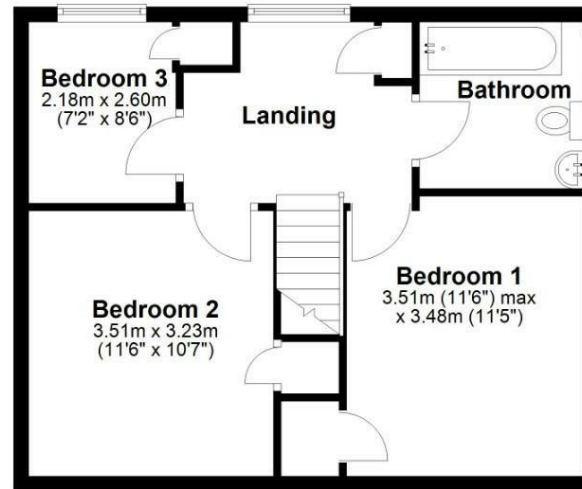
Ground Floor

Approx. 59.8 sq. metres (644.1 sq. feet)



First Floor

Approx. 45.9 sq. metres (494.5 sq. feet)



Total area: approx. 105.8 sq. metres (1138.6 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		
(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
	72	85

