



16, Glan-Y-Parc
Bridgend, CF31 4BS

Watts
& Morgan



16, Glan-Y-Parc

Bridgend CF31 4BS

£310,000 Freehold

3 Bedrooms | 1 Bathrooms | 3 Reception Rooms

We are pleased to offer this well presented three bedroom detached home on the sought after 'southside' of Bridgend . Glan Y Parc is ideally situated for access to Newbridge Fields, the Halo Life Centre and the many other facilities Bridgend has to offer. Primary and Comprehensive schools are both within walking distance, as are the bus and train stations. Accommodation comprises; entrance hall, cloakroom/wc, lounge, dining room, kitchen and conservatory to the ground floor. To the first floor you have the three good sized bedrooms and family bathroom. Externally enjoying landscaped gardens to the front and rear, driveway parking with off road parking for multiple vehicles and an extended garage. EPC "D"

Directions

* Bridgend Town Centre - 0.2 Miles * Cardiff City Centre - 20.1 Miles * J36 of the M4 - 2.1 Miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Entrance into the welcoming hallway with access to the stairs and the cloakroom/wc that has a modern two piece suite and has fitted storage units. The main living room is a spacious light reception room offering fitted carpets, central feature electric fireplace, windows to the front and an archway leading into a dining area. The dining room is another good sized reception room with fitted carpets and sliding doors into the conservatory. The conservatory is a great addition positioned to the rear with a door opening onto the rear garden.

The kitchen has been recently fitted with a contemporary range of wall and base units with complementary work surfaces over, laminate flooring, tiled splashbacks and window over looking the rear garden. Appliances to remain include 4-ring gas hob, oven/ grill and stainless steel extractor hood, washing machine, dishwasher and fridge / freezer. A side door leads out onto the driveway.

FIRST FLOOR

Stairs from the ground floor lead onto the first floor landing and all doors lead off to the bedrooms and the bathroom. The three bedrooms all benefit from fitted wardrobes to provide ample storage space. The main bedroom is positioned at the front of the house and is a good size double room. Bedroom two is a further generous double room overlooking the rear garden. Bedroom 3 is a comfortable single room over looking the rear with a built in cupboard housing the gas combi boiler. The bathroom is at the front of the property and is fitted with a three piece suite comprising of a panelled bath with over head shower, WC and wash hand basin combined with matching storage units. The room is finished with complimentary tiling.

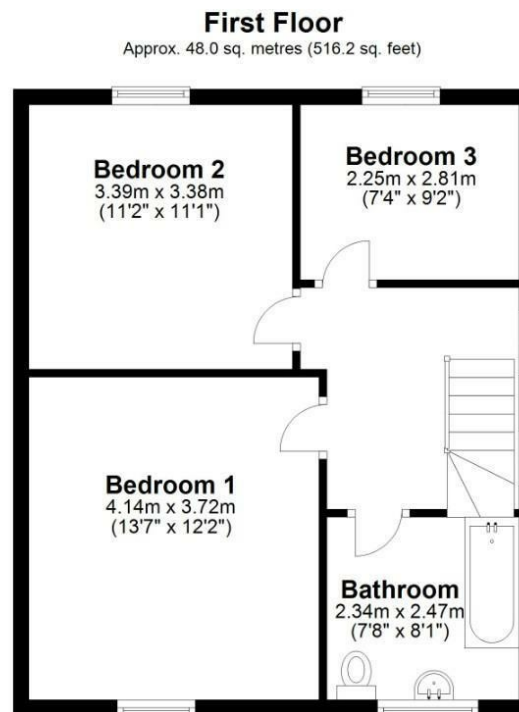
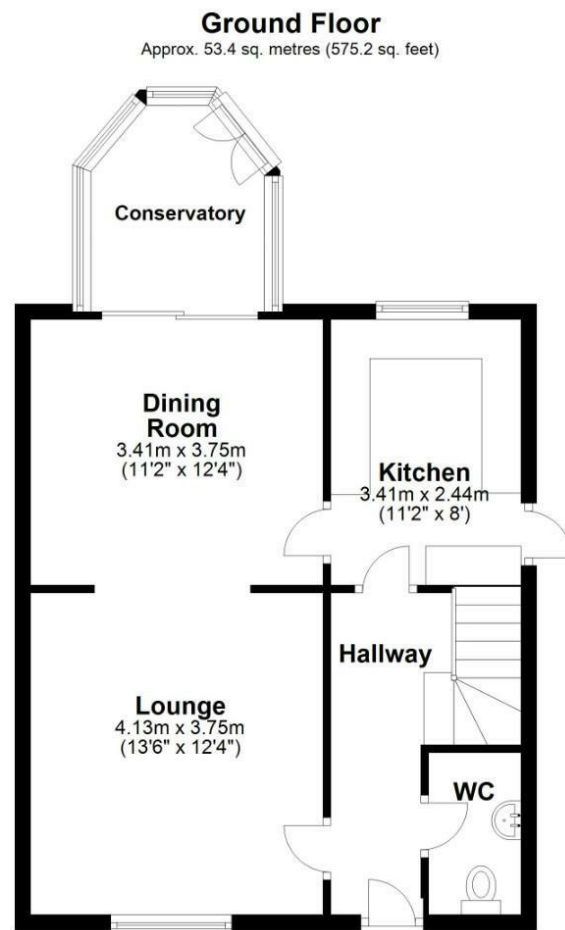
GARDENS AND GROUNDS

The property is approached by a boundary wall and gates that lead onto a concrete driveway providing parking for multiple vehicles. This leads to an extended garage with power supply and separate garden store room. The front garden is laid to lawn with mature shrub borders. A patio leads out from the house at the rear making an ideal seating area. From here, the remainder is laid to lawn, again with a range of colourful flowers and mature shrub borders.

SERVICES AND TENURE

Freehold. All mains connected. EPC "D" Council Tax Band "E"



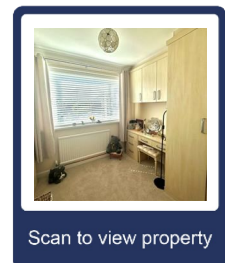


Total area: approx. 101.4 sq. metres (1091.3 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(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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