



135, Ffordd Y Parc
Bridgend, CF31 1RA

Watts
& Morgan



135, Ffordd Y Parc

Bridgend CF31 1RA

£289,950 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A well presented 3 bedroom detached property situated in a popular location in Litchard. Ffordd Y Parc is located conveniently within walking distance of McArthur Glen Outlet, Princess of Wales Hospital and close proximity to Bridgend Town Centre and Junction 36 of the M4. Accommodation comprises; entrance hall, open-plan kitchen/dining room and conservatory. First floor; 2 double bedrooms, 1 single room and a family bathroom. Externally offering a private drive to the front with off-road parking, single garage with power and plumbing and a landscaped rear garden backing onto woodland behind.

Directions

Bridgend town centre - 1.5 Miles
Cardiff city centre - 22.0 Miles
J36 of the M4 - 1.0 Mile

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC front door into the entrance hallway with wood flooring and a carpeted staircase leads up to the first floor.

To the front of the property is the living room. It is a great sized reception room with wood flooring and windows over-looking the front leading into the kitchen/dining room. The open-plan kitchen/dining room benefits from tiled flooring, built-in understairs storage cupboard and double doors lead into the conservatory. There is ample space for a freestanding dining table. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over with tiled splash-backs and a window over-looking the rear garden. Integrated appliances to remain include; 4-ring induction hob, extractor fan over, oven and grill. There is space provided for a freestanding fridge/freezer and dishwasher.

The conservatory is a great addition with tiled flooring, windows over-looking the rear garden and a PVC door opening out to the rear garden.

The first floor landing offers carpeted flooring, a built-in airing cupboard and access to the loft hatch. Bedroom One is a spacious double bedroom with carpeted flooring and a window to the front. Bedroom Two is a second double bedroom with carpeted flooring and a window to the rear. Bedroom Three is a comfortable single room with carpeted flooring and window to the front. The family bathroom is fitted with a 3-piece suite comprising of a panelled bath with over-head shower, WC and a wash hand basin set within vanity unit. With panelling to the walls, tiled flooring and a window to the rear.

GARDENS AND GROUNDS

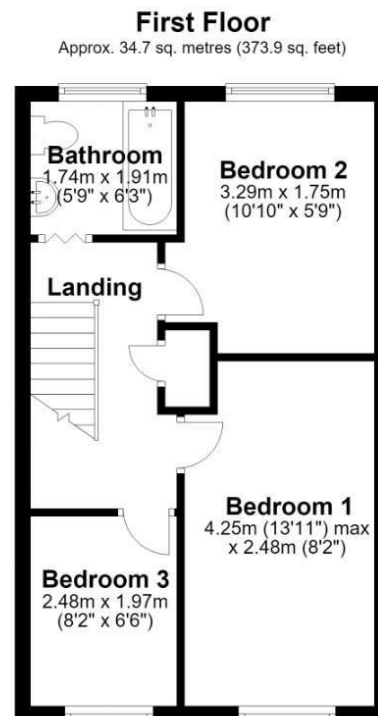
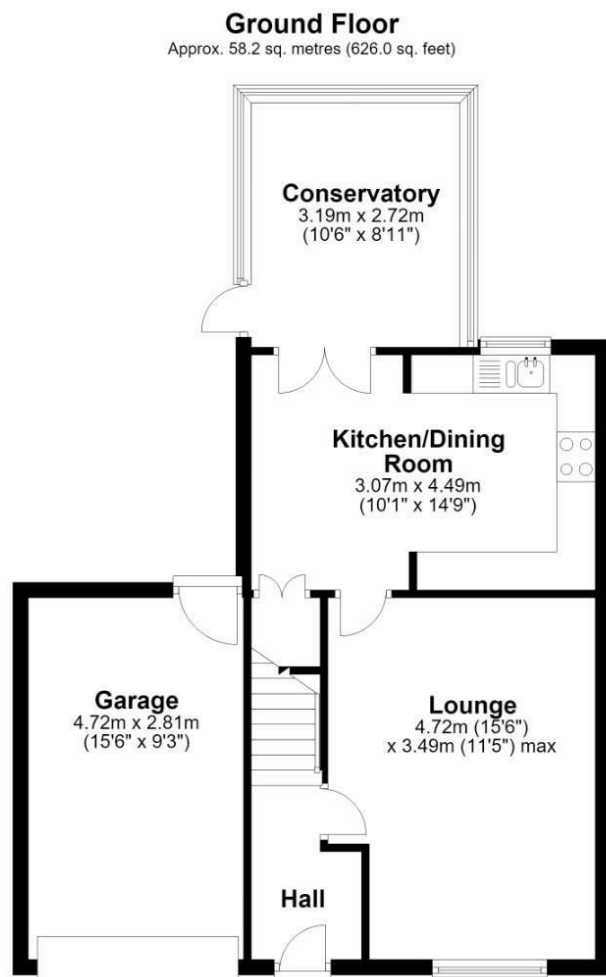
Approached off Ffordd Y Parc, no. 135 benefits from a private driveway to the front with off-road parking for 2 vehicles in front of the single integrated garage. The garage has a electric remote door and there is power, lights and plumbing for a utility area and a PVC door providing access to the rear garden.

To the rear of the property is a beautifully landscaped garden backing onto woodland behind creating a private aspect. The garden benefits from a spacious lawned area with borders with an array of colourful shrubs and flowers. There is a patio seating area perfect for outdoor furniture.

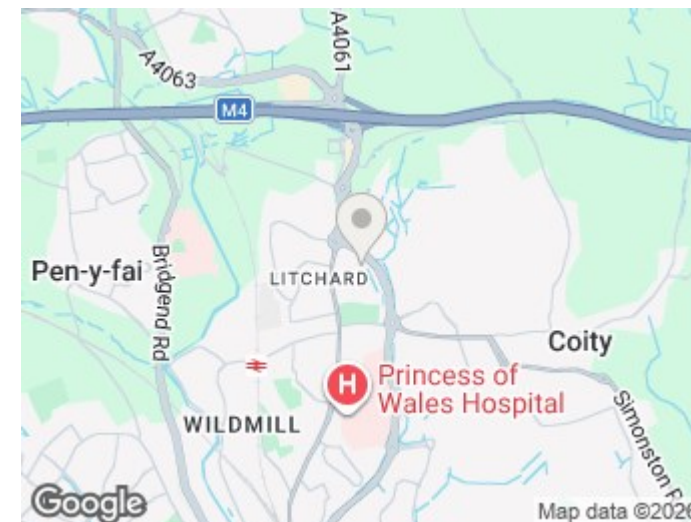
ADDITIONAL INFORMATION

Freehold. All mains connected. EPC Rating; 'C'. Council Tax is Band 'D'.





Total area: approx. 92.9 sq. metres (999.9 sq. feet)



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		
	70	85
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.



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.co.uk

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

London

T 020 7467 5330

E london@wattsandmorgan.co.uk

Follow us on



**Watts
& Morgan**