



48, Collwyn Road
Bridgend, CF33 6AL

Watts
& Morgan



48, Collwyn Road

Pyle, Bridgend CF33 6AL

£169,950 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A generous three bedroom semi-detached property situated in Pyle. Located just a short walk from Pyle Train Station, local shops, schools, amenities and just a short drive from Bridgend Town Centre and Porthcawl Sea Front. Accommodation comprises of entrance hall, lounge, dining room, kitchen. First floor landing, three good size bedrooms, shower room and separate WC. Externally offering landscaped front and rear gardens with two large outdoor stores with further potential.

Directions

* Porthcawl - 4.5 Miles * Bridgend - 6.7 Miles * Cardiff - 27.5 Miles * J37 of the M4 -0.3 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC door into the entrance hallway with carpeted flooring, window to the side and staircase leads to the first floor. There is a generous built-in understairs storage cupboard and all doors lead off.

The living room to the front of the property is the great size reception room with carpeted flooring and windows overlooking the front. The dining room is a versatile second reception room with carpeted flooring and windows to the rear. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over. There is an integrated gas hob with oven, grill and extractor fan over and there is space provided for washing machine and fridge freezer. The kitchen benefits from laminate flooring and a PVC door to the side and windows overlooking the rear garden.

The first floor landing offers carpeted flooring, access to the loft hatch and all doors lead off. Bedroom one is a great size main bedroom with built-in storage, alcove for wardrobes and window to the front.

Bedroom two is a second double bedroom with carpeted flooring and window to the rear. The third bedroom is a larger than average third bedroom with built-in storage above the stairs, carpeted flooring and window to the front.

The shower room is fitted with a 2-piece suite comprising of a walk-in double shower enclosure and a wash-hand basin set within vanity unit with tiled flooring, tiling to the walls and window to the rear.

The WC is separate with a window to the side.

GARDENS AND GROUNDS

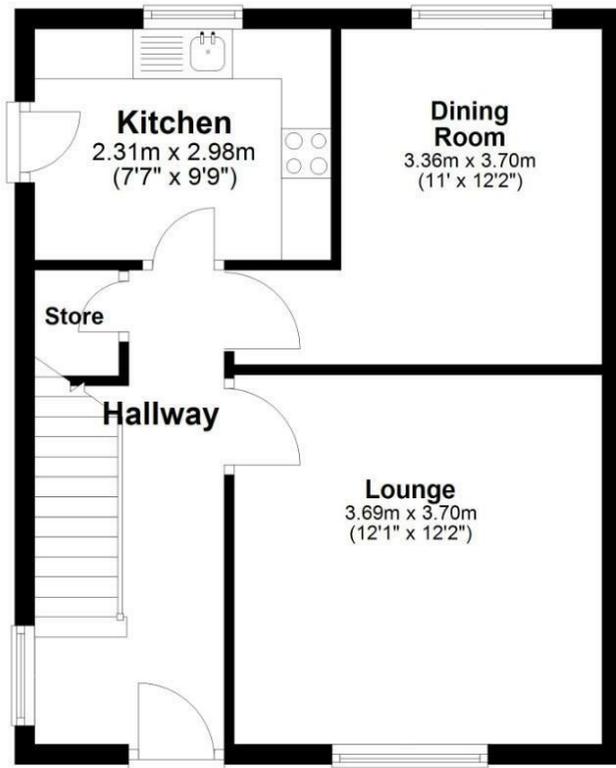
Approached off Collwyn Road No.48 offers on-road parking to the front. The front garden has been landscaped with artificial grass to the front with a paved pathway leading to the front door. There is a timber gate providing access around to the rear garden. To the rear is a landscaped garden laid with artificial grass with a raised decked area perfect for outdoor furniture. There are two large versatile outdoor stores with further potential for development.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "D". Council Tax Band "B".

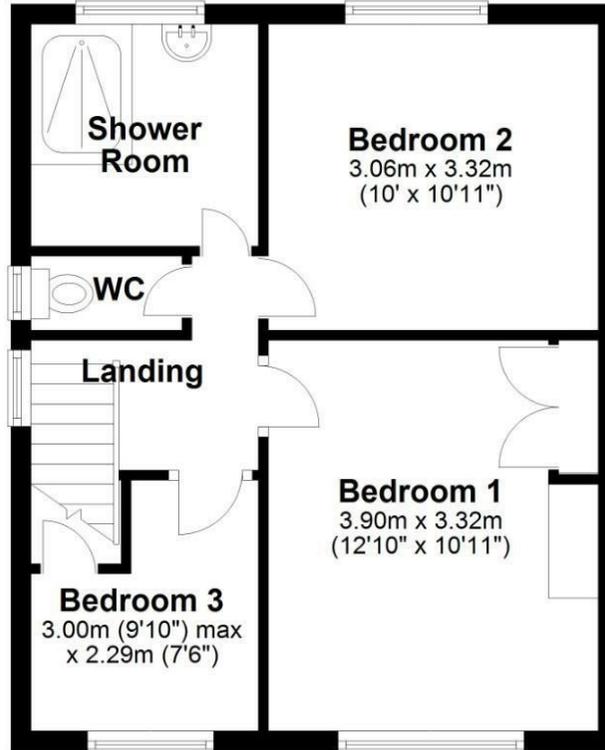
Ground Floor

Approx. 40.8 sq. metres (439.5 sq. feet)



First Floor

Approx. 40.3 sq. metres (434.1 sq. feet)



Total area: approx. 81.2 sq. metres (873.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	59	83
England & Wales	EU Directive 2002/91/EC	



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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