



50, Heol-Y-Bardd  
Bridgend, CF31 4TB

Watts  
& Morgan







# 50, Heol-Y-Bardd

Bridgend CF31 4TB

**Guide Price £270,000 - £285,000**

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

GUIDE PRICE \*\* £270,000 £285,000 \*\*

A beautifully presented and extended 3 bedroom semi-detached property situated in a popular location on the south side of Bridgend. No. 50 is located within walking distance of Newbridge Fields, Bridgend Town Centre, reputable schools and local amenities. Located just a short drive from Junction 36 of the M4. Accommodation comprises; entrance hallway, ground floor WC (potential shower room), lounge/ dining room, conservatory and kitchen/breakfast room. First floor; 2 double bedrooms, 1 single and a modern family bathroom. Externally offering a private driveway with off-road parking for 3 vehicles, single garage with utility and a landscaped tiered rear garden.

## Directions

Bridgend Town Centre - 1.0 Mile Cardiff City Centre - 22.0 Miles J36 of the M4 - 4.0 Miles

**Your local office: Bridgend**

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a composite door into the entrance hallway with ceramic tiled flooring, windows to the side and a carpeted staircase rises to the first floor. There is a built-in understairs storage cupboard and all doors lead off. The ground floor WC is fitted with a 2-piece suite comprising of a WC and a wash hand basin with tiled flooring, partly tiled walls, a window to the front and plumbing is provided for a shower. The main living / dining room is a generous reception room with a bay window to the front, tiled flooring and a central feature wood burner set on a slate hearth. Sliding doors lead into the conservatory which is a great addition with laminate flooring and windows over-looking the rear garden. There are double doors opening out to the rear garden. The kitchen/breakfast room has been fitted with a range of coordinating wall and base units with complementary work surfaces over with tiled flooring, tiled splash-backs, window over-looking the rear garden and a PVC door leading out to the rear garden. There is ample space for a freestanding breakfast table. Integrated appliances to remain include; freestanding oven with 4-ring hob and extractor hood. Space is provided for an American style fridge/freezer and a dishwasher. The kitchen also benefits from recessed spotlighting and a sink with drainer.

The first floor landing offers carpeted flooring, windows over-looking the front and a built-in airing cupboard housing the gas combination boiler. Bedroom one is a great sized double bedroom with carpeted flooring and windows to the front. Bedroom two is a second bedroom with carpeted flooring and windows to the rear. Bedroom three is a comfortable single room with laminate flooring and a window to the rear. The bathroom has been fitted with a modern 3-piece suite comprising of a tiled bath with over-head shower and glass screen, WC and a wash hand basin. With tiled flooring, tiling to the walls, spotlighting and a window to the side.



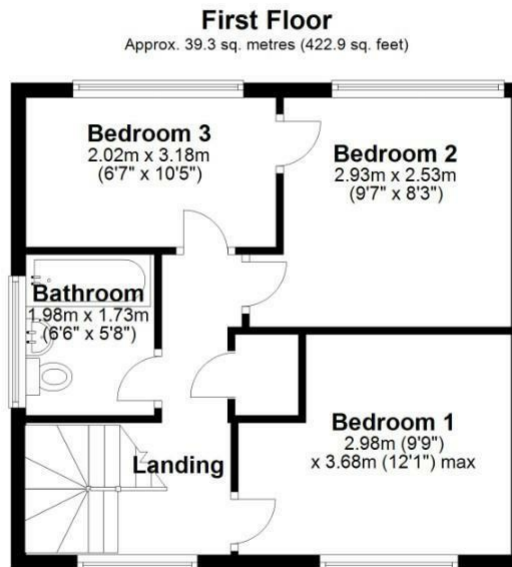
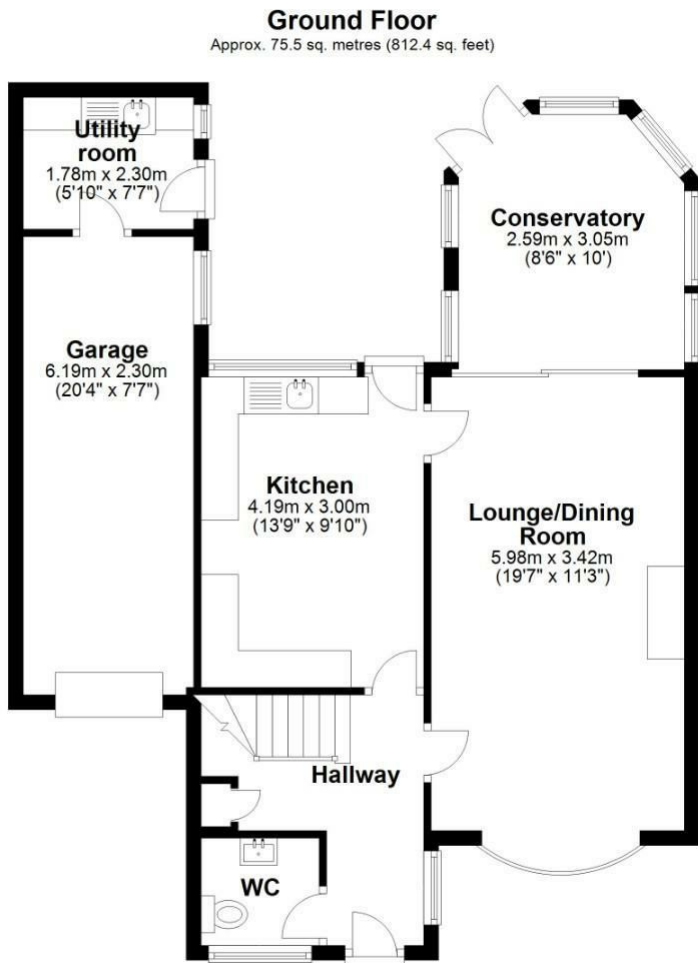
### GARDENS AND GROUNDS

Approached Heol-Y-Bardd, no. 50 benefits from a tarmac driveway to the front with off-road parking for 3 vehicles leading to the garage. The garage has power supply, manual up and over door and an extended utility area with work surfaces, stainless steel sink and space and plumbing for 2 appliances. There is a PVC door leading into the rear garden. To the rear is a low maintenance enclosed garden with a lower patio area perfect for outdoor furniture. Steps lead up to a raised decked area with views over Bridgend backing onto woodland behind.

### ADDITIONAL INFORMATION

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

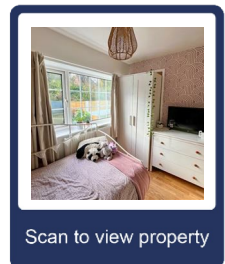




Total area: approx. 114.8 sq. metres (1235.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	81
England & Wales		EU Directive 2002/91/EC



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