



78, Westward Place
Bridgend, CF31 4XB

Watts
& Morgan



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**** Guide Price £200,000 - £210,000**

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

**** GUIDE PRICE £200,000 - £210,000 ****

A well proportioned 3 semi-detached property situated in a quiet location in Cefn Glas. This ideal first time purchase is being sold with no onward chain. Located just a short walk from local schools, shops, amenities and offering great access to Bridgend Town Centre and Junction 36 of the M4. Accommodation comprises; porch, entrance hall, WC, lounge/dining room, conservatory and kitchen. First floor; 2 double bedrooms, 1 single room and a bathroom. Externally offering a generous corner plot with a private drive to the front and front lawned garden. There is off-road parking, wrap around garden and a single garage.

Directions

* Bridgend - 1.2 Miles * Cardiff - 25.4 Miles * J36 of the M4 -3.4 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC door into the entrance porch with tiled flooring and a door leading into the hallway. The hallway benefits from carpeted flooring and a staircase leads up to the first floor landing.

The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and a wall-hung wash hand basin with a window to the side. The open-plan lounge/dining room is a spacious reception room with windows to the front and sliding doors opening into the conservatory. There is carpeted flooring and ample space for both lounge and dining furniture and a central feature gas fireplace with hearth and surround. The conservatory is a great addition offering further living space with laminate flooring, windows over-looking the rear garden and PVC doors opening out to the rear garden. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over and tiled splash backs. Featuring tiled flooring, a window over-looking the rear and a partly glazed PVC door opening out to the side garden. Integrated appliances include; 4-ring gas hob with oven, grill and extractor hood over. There is space provided for a freestanding fridge/freezer and washing machine. There is also a generous built-in pantry cupboard.

The first floor landing offers carpeted flooring and access to the loft hatch. There is a built in airing cupboard. Bedroom One is a generous double bedroom with built-in wardrobes, carpeted flooring and windows to the front.

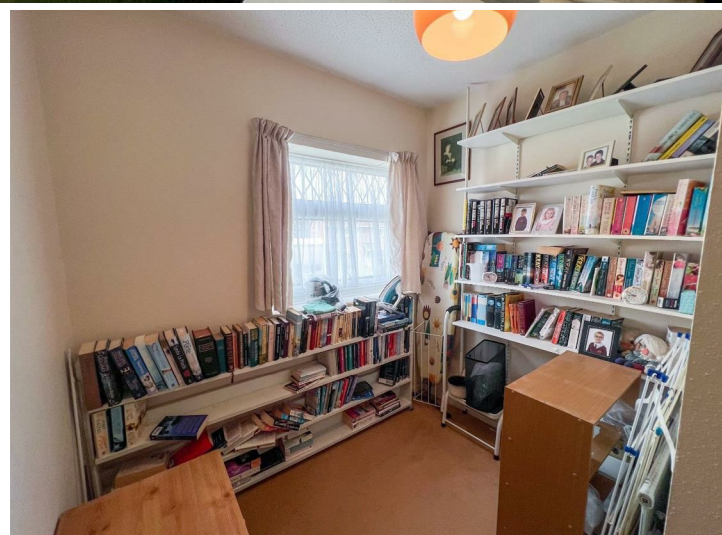
Bedroom Two is a second double bedroom with carpeted flooring, a single built-in wardrobe and windows to the rear. Bedroom Three is a single room with a built-in storage cupboard and a window to the front. The bathroom is fitted with a 3-piece suite comprising of a bathtub with electric over-head shower, WC and a wash hand basin. With laminate flooring, tiling to the walls and a window to the rear.

GARDENS AND GROUNDS

Approached off Westward Place, no.78 benefits from a generous corner position. Gates open onto a private driveway with off-road parking and a timber gate leads into the garden. The garden consists of a spacious lawned area and paved patio area perfect for outdoor furniture. Also to the rear is a detached single garage with a manual up and over door and a PVC door providing pedestrian access into the garden. There is power and light supply.

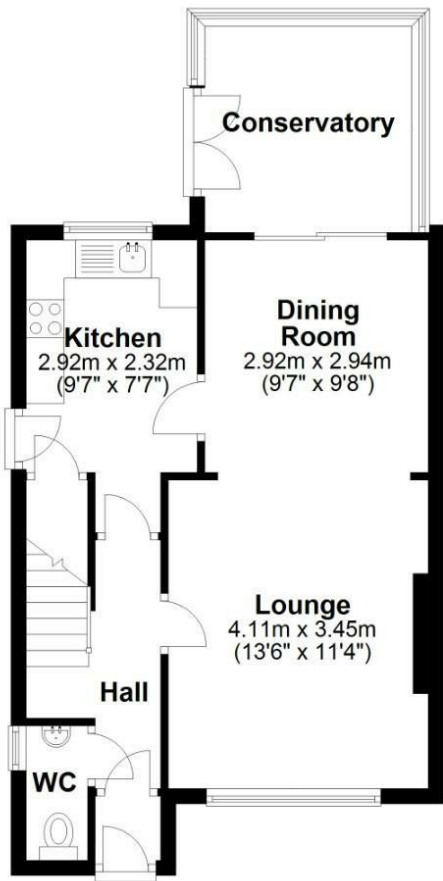
ADDITIONAL INFORMATION

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



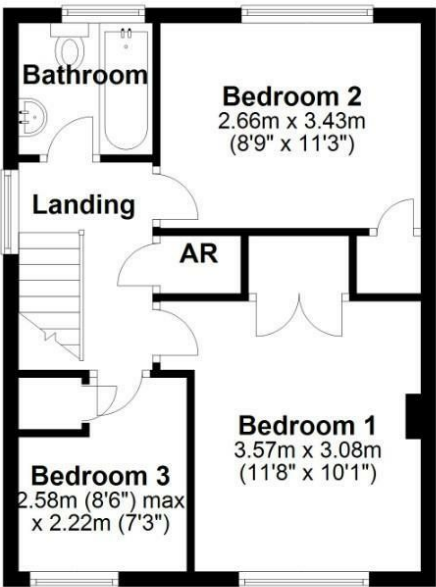
Ground Floor

Approx. 47.6 sq. metres (512.6 sq. feet)

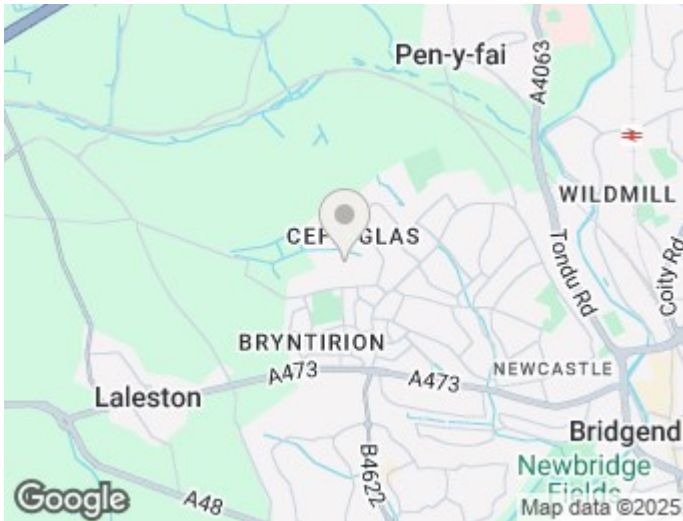


First Floor

Approx. 38.6 sq. metres (415.2 sq. feet)



Total area: approx. 86.2 sq. metres (927.8 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		
	69	76
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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