



53, Woodlands Park
Bridgend, CF33 6EB

Watts
& Morgan

53 Woodlands Park

Kenfig Hill, Bridgend CF33 6EB

£265,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A well presented two double bedroom detached bungalow situated in a popular location in Kenfig Hill. The property sits on a generous corner plot located within walking distance of local shops, amenities and schools and close proximity to Bridgend Town Centre, Porthcawl Sea Front and Junction 37 of the M4. Accommodation comprises of entrance porch, lounge, hallway, kitchen, dining room, two double bedrooms and bathroom. Externally offering a private drive with off-road parking for 2/3 vehicles, landscaped wrap around garden and single garage.

Directions

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC front door into the entrance porch with tiled flooring, built-in storage cupboard which houses the 2 year old gas combination boiler and all doors lead off. The main living room is a spacious reception room with laminate flooring, window to the front and a door leading into the inner hallway. The inner hallway has carpeted flooring, built-in storage and access to the loft hatch. Bedroom one is a double bedroom with carpeted flooring, fitted wardrobes and window to the rear. The second double bedroom has carpeted flooring and window to the rear. The bathroom is fitted with a 3-piece white suite comprising of a panelled bath with overhead shower, WC and wash-hand basin with tiled flooring, tiling to the walls and a window to the side. The kitchen has been fitted with a range of coordinating high gloss wall and base units with complementary work surfaces with tiled splashbacks, tiled flooring, window to the side and a PVC door opening out to the side. There is access into the front porch and the dining room. The kitchen benefits from an integrated oven, grill with 4-ring electric hob and extractor hood over and there is space provided for freestanding fridge freezer and washing machine. The dining room is a versatile reception room with carpeted flooring and windows to the side.

GARDENS AND GROUNDS

Approached off Woodlands Avenue No.53 benefits from a generous corner plot with a wrap around landscaped garden predominantly laid to lawn with an abundance of colourful shrubs and flowers. To the rear is a patio area perfect for outdoor furniture and a private driveway with off-road parking for 2/3 vehicles in front of the single garage with manual up and over door.

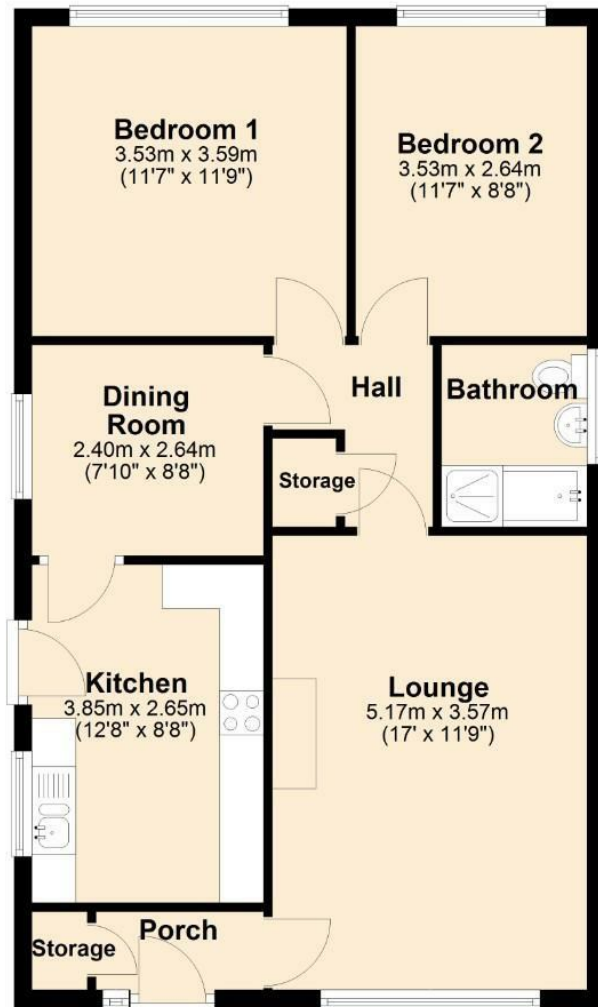
ADDITIONAL INFORMATION

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



Ground Floor

Approx. 69.4 sq. metres (747.4 sq. feet)



Total area: approx. 69.4 sq. metres (747.4 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
Plan produced using PlanUp.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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