



Bluebell Cottage, 2, The Graig
Bridgend, CF31 4EZ

Watts
& Morgan



Bluebell Cottage, 2, The Graig

Bridgend CF31 4EZ

£149,995 Freehold

2 Bedrooms | 1 Bathrooms | 2 Reception Rooms

An ideal first time purchase or investment property. This traditional yet spacious two bedroom end of terrace property set over three floors is situated just a short walk from Bridgend Town Centre. Being sold with no onward chain. Located in a sought after location just a short walk from Bridgend Town Centre, local schools, shops, amenities, Newbridge Fields and Junction 36 of the M4. Accommodation comprises of living room. Basement level kitchen/breakfast room, dining room, 4-piece bathroom. First floor landing, two bedrooms and WC. Externally offering unallocated off-road parking and enclosed rear garden. Chain Free.

Directions

- * Bridgend town centre - 0.5 Miles
- * J36 of the M4 - 3.6 Miles
- * Cardiff - 18.0 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a solid wood front door into the main living room with carpeted flooring, staircase leads up to the first floor with a staircase leading down to the lower ground floor and there is a feature exposed stone fireplace with recessed spotlighting and a window to the rear. The lower ground floor level has a second spacious sitting room with carpeted flooring, steps lead up into the kitchen/breakfast room and access to the ground floor bathroom.

The bathroom is fitted with a 4-piece suite comprising of a shower enclosure, bath tub with freehand overhead shower, WC and wash-hand basin with partly tiled walls and vinyl flooring. The sitting room/dining room is a versatile second reception room with spotlighting and steps leading up into the kitchen. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over with tiled flooring, tiled splashbacks, window to the rear and a PVC door opening out to the rear. There is space for freestanding appliances and a built-in storage cupboard housing the gas combination boiler.

The first floor landing offers carpeted flooring and access to the loft hatch. Bedroom one is a double bedroom with built-in storage cupboard and window to the front. Bedroom two is a single room with carpeted flooring and window to the rear. There is a first floor WC fitted with a WC and wash-hand basin.

GARDENS AND GROUNDS

The Graig is accessed off Newcastle Hill. There is unallocated off-road parking at the end of the street. To the rear is courtyard style garden laid with patio with decorative stone borders enclosed via a picket fence. There is space for an outdoor store. There is side access from the lane to the rear of the property which also gives restricted access to neighbouring properties.

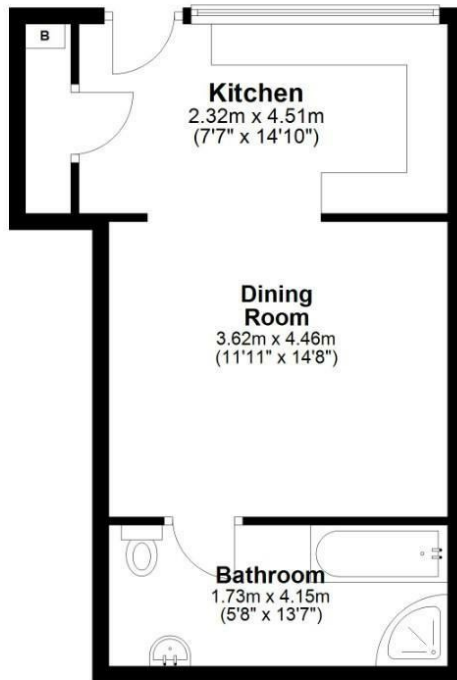
ADDITIONAL INFORMATION

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



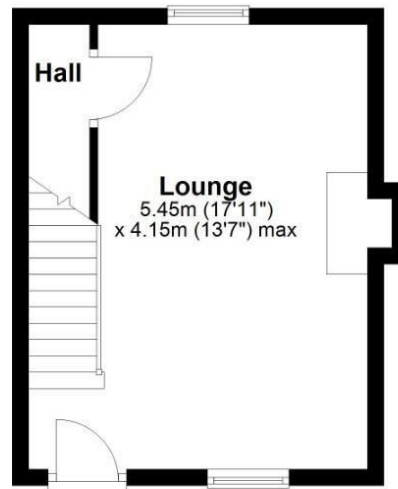
Lower Ground Floor

Approx. 36.1 sq. metres (389.1 sq. feet)



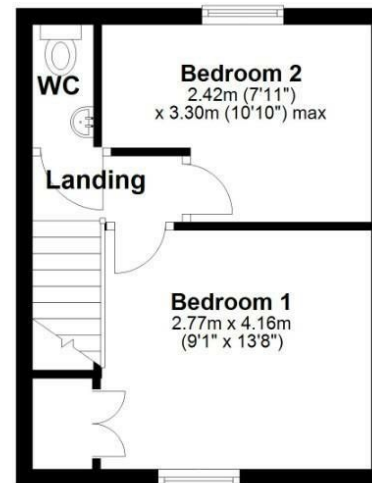
Ground Floor

Approx. 22.6 sq. metres (243.5 sq. feet)



First Floor

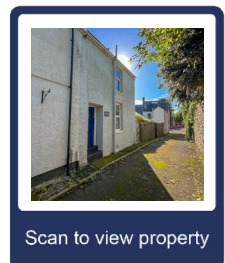
Approx. 22.3 sq. metres (240.1 sq. feet)



Total area: approx. 81.1 sq. metres (872.7 sq. feet)



| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | | 62 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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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