



11, Cowbridge Road
Bridgend, CF31 3BY

Watts
& Morgan



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**Guide Price £170,000 - £180,000 **
Freehold**

2 Bedrooms | 1 Bathrooms | 2 Reception Rooms

**** GUIDE PRICE £170,000 - £180,000 ****

New to the market a well presented two bedroom end terrace property situated in a convenient location for Bridgend town centre. Just a short walk from all local shops, amenities and transport links. Being sold with no onward chain. The accommodation comprises of entrance hall, lounge, dining room, kitchen. First floor landing, two double bedrooms, bathroom. Externally the property offers gated off-road parking for two vehicles to the rear and a lawned garden with a patio area for outdoor furniture. Chain Free. EPC Rating "D"

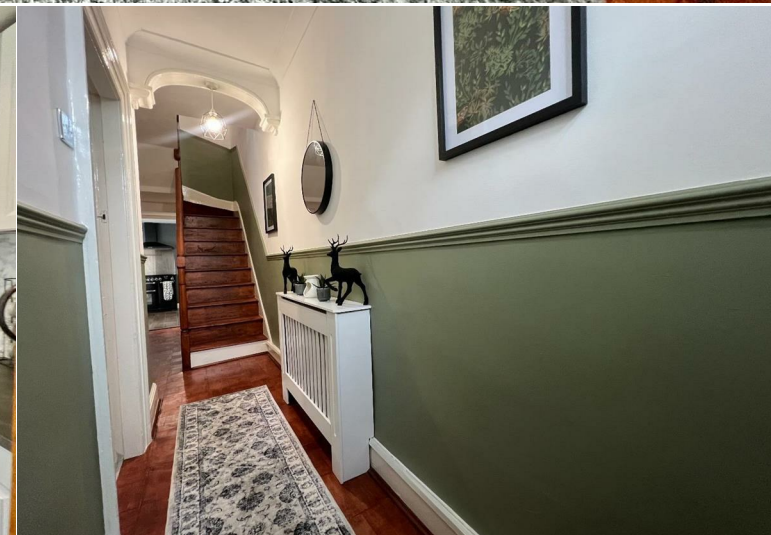
Directions

* Bridgend town centre - 0.2 Miles * Cardiff - 21.0 Miles *
J36 of the M4 -3.5 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk



Summary of Accommodation

ABOUT THE PROPERTY

Entered via uPVC front door into the entrance hallway with original woodblock flooring and a staircase up to the first floor. There is a large under-stairs storage cupboard.

To the front of the property is the living room, it is a great sized reception room with exposed wood floorboards and a central feature fireplace with an electric fire. There is a window to the front.

The dining room is a second good sized reception room with exposed wood flooring and two built-in storage cupboards and a window to the rear.

The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over with panelled splashbacks, vinyl flooring, recessed spot lighting, window to the side and a partly glazed door leading out to the side into the garden. There is space provided for a freestanding fridge freezer, oven and washing machine (all items can be negotiated). Integrated appliances to remain include dishwasher and sink with drainer.

The first floor landing offers exposed wood flooring and access to the loft hatch. Bedroom one is to the front of the property, it is a superb size main bedroom spanning the width of the property with two windows overlooking the front and exposed wood flooring.

Bedroom two is a second double bedroom with exposed wood flooring and window to the rear.

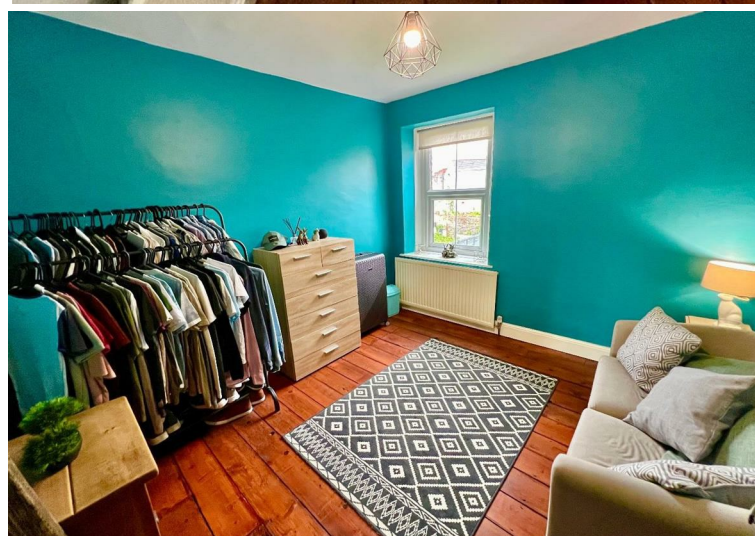
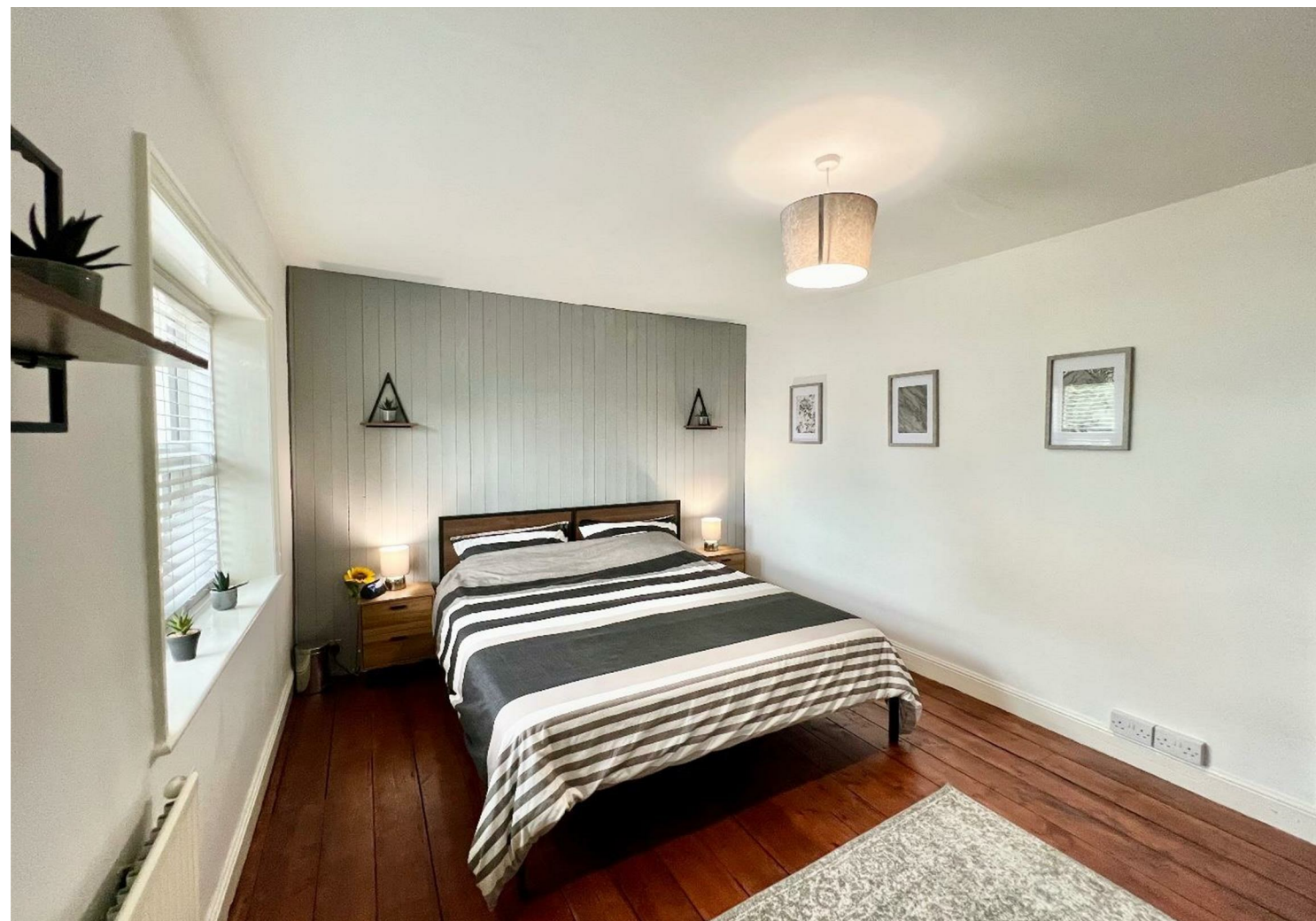
The bathroom is generous sized with multiple built-in storage cupboards, one housing the gas combi boiler, with vinyl flooring, partly tiled walls, velux window and a window to the rear. The bathroom has been fitted with a 3-piece suite comprising of a panelled bath with overhead shower, WC and wash-hand basin.

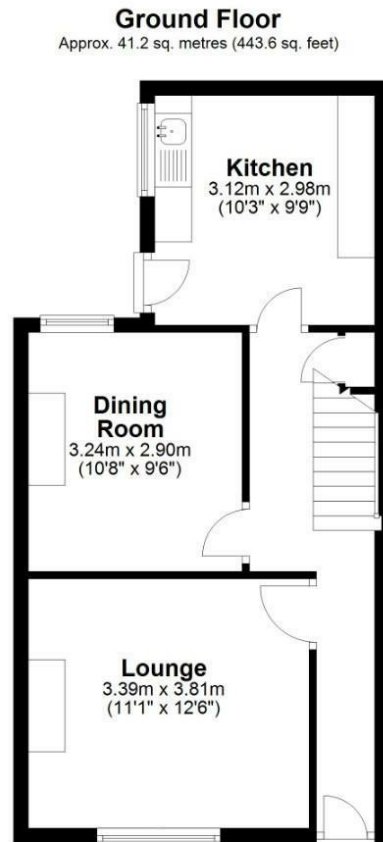
GARDENS AND GROUNDS

Approached off Cowbridge Road No.11 benefits from rear lane access with double gates opening out onto a private driveway with gated off-road parking for two vehicles. There are outdoor plug sockets. The garden is laid with lawn enclosed via timber fencing with a patio area ideal for outdoor furniture. Slate patio area leads down to the rear door, there is a timber side gate providing access around to the front of the property.

ADDITIONAL INFORMATION

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



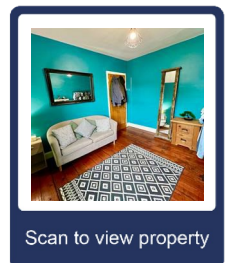


Total area: approx. 82.0 sq. metres (882.8 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	 62	 87
(81-91) B		
(69-80) C		
(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.



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.co.uk

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

London

T 020 7467 5330

E london@wattsandmorgan.co.uk

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