



7, St. Teilos Road
Bridgend, CF31 4JZ

Watts
& Morgan

7 St. Teilos Road

Bridgend CF31 4JZ

£150,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

We are pleased to offer to the market this well presented three bedroom semi-detached property in the popular location of Cefn Glas, Bridgend. This well proportioned family home is situated close to local amenities, transport links and schools. Close proximity to Junction 36 of the M4. The accommodation comprises; entrance porch, hallway, lounge, kitchen/dining room. First floor landing, three good size bedrooms and family bathroom. Externally enjoying a private driveway with off-road parking for multiple vehicles with a larger than average rear garden with both patio and lawned area. Please note the property is of non-standard construction mortgage availability may be limited. EPC Rating "C"

Directions

* Bridgend Town Centre - 1.5 Miles * Cardiff City Centre - 21.5 Miles * J36 of the M4 Motorway - 2.5 Miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Access via a double glazed door into the entrance porchway with tiled flooring and windows to the front. A courtesy door leads into the spacious entrance hallway with tiled flooring, built-in storage and carpeted staircase leading to the first floor.

The main living room is a spacious reception room with laminate flooring, windows to the front and a central feature wall mounted electric fireplace.

The kitchen/dining room offers laminate flooring in the dining area and tiled flooring in the kitchen area. The kitchen has been fitted with a range of coordinating high gloss wall and base units with complementary laminate work surfaces over. Integral appliances to remain include oven, grill, 4-ring hob, stainless steel sink with mixer tap. Space has been provided in the utility area for a freestanding washing machine, dryer and fridge freezer. The utility area houses the wall mounted gas boiler. French doors open out onto the rear garden and windows looking over the rear garden with recessed spotlighting.

FIRST FLOOR

The first floor landing offers window to the side, carpeted flooring and access to the loft hatch.

Bedroom one is a generous size double bedroom with windows to the front, built-in wardrobes and fitted carpets.

Bedroom two is a further good size bedroom with windows to the rear, fitted wardrobes and carpeted flooring.

Bedroom three is a comfortable single bedroom with built-in storage cupboard, carpeted flooring and windows to the front.

The family bathroom is fitted with a 4-piece suite comprising of a panelled bath, separate shower enclosure, WC and wash-hand basin. Also featuring tiled floors and wall and window to the rear.

GARDENS AND GROUNDS

To the front is an enclosed garden laid with chippings with a private driveway providing off-road parking for multiple vehicles leading down to the enclosed garden. To the rear is a well presented south facing larger than average garden with a raised patio area ideal for outdoor furniture while the remainder is laid to lawn. There is also a separate outdoor storage shed.

ADDITIONAL INFORMATION

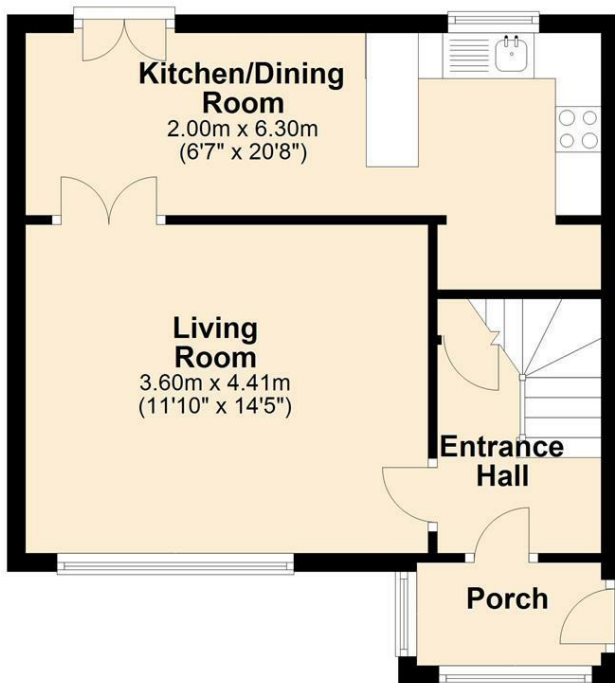
All mains services connected. Freehold. Non-standard construction property. EPC: C and Council Tax: B



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.

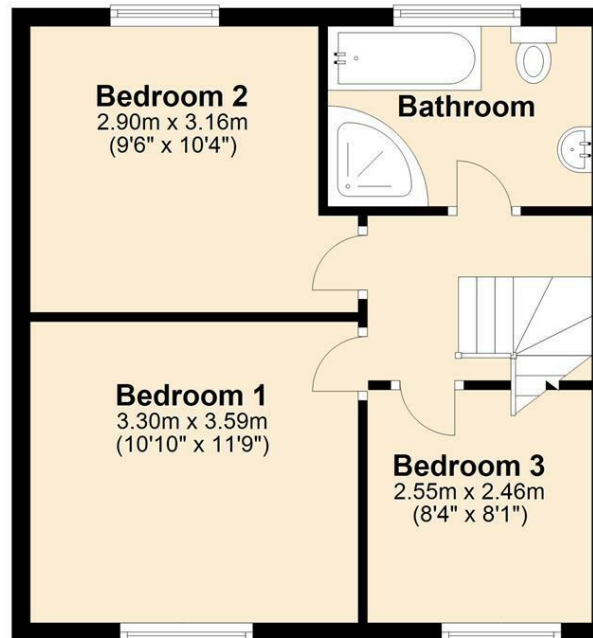
Ground Floor

Approx. 38.4 sq. metres (412.9 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.0 sq. feet)



Total area: approx. 77.7 sq. metres (835.9 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	86
England & Wales		EU Directive 2002/91/EC

