



40, Garfield Avenue
Bridgend, CF31 1QA

Watts
& Morgan

40 Garfield Avenue

Bridgend CF31 1QA

£199,950 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A well-proportioned three-bedroom semi-detached home, ideally positioned in the sought-after area of Litchard and offered to the market with no onward chain. The property enjoys excellent convenience, located just a short drive from Junction 36 of the M4 and Bridgend Town Centre with its wide range of amenities. The accommodation comprises: entrance hall, lounge, dining room, and a kitchen/breakfast room. To the first floor: two double bedrooms, a further single bedroom, and a shower room. Externally, the property benefits from a private driveway to the front providing off-road parking, along with an enclosed rear garden offering a secure and versatile outdoor space. Chain free.

Directions

* Bridgend town centre - 1.0 Mile * Cardiff City Centre - 19.0 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

The property is entered via a PVC front door into a welcoming entrance hallway, finished with laminate flooring and a carpeted staircase rising to the first floor. The living room, positioned at the front of the home, is a generously sized reception space featuring carpeted flooring and two sets of front-facing windows that allow natural light to fill the room. The dining room offers an excellent second reception area, complete with laminate flooring and a central feature fireplace with hearth and surround. This room flows seamlessly into the kitchen/breakfast room. The kitchen is well appointed with a range of coordinating wall and base units, complemented by work surfaces and tiled splashbacks. Additional features include tiled flooring, French doors opening onto the rear garden, and a rear-facing window. Integrated appliances comprise a four-ring gas hob and an eye-level oven and grill, with further space available for additional appliances.

The first-floor landing features soft carpeted flooring and provides access to the loft hatch. Bedroom One is a well-proportioned double bedroom, complete with carpeted flooring and a rear-facing window. Bedroom Two offers a second double bedroom, finished with laminate flooring and a front aspect window. Bedroom Three is a comfortable single room with carpeted flooring and a rear-facing window, ideal as a child's bedroom, guest room, or home office. The shower room is well appointed, fitted with a three-piece suite comprising a WC, wash-hand basin, and shower enclosure. Additional features include tiled walls and flooring, a side aspect window, and housing for the Worcester gas combi boiler.

GARDENS AND GROUNDS

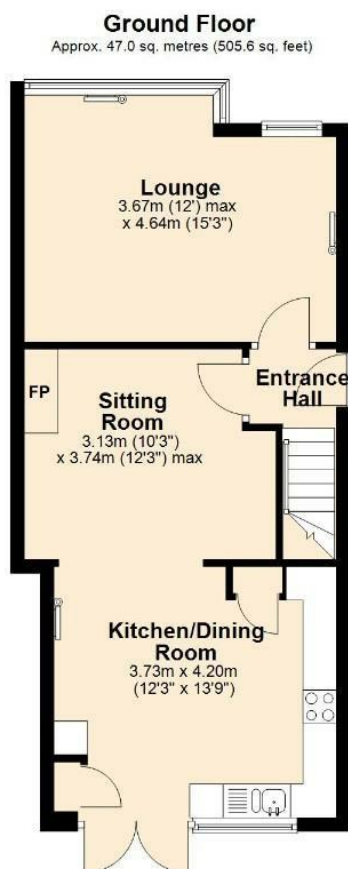
Approached from Garfield Avenue, No. 40 enjoys a private driveway to the front providing convenient off-road parking, with side access leading through to the rear garden.

To the rear, the property boasts a generous enclosed garden, featuring a spacious patio area ideal for outdoor furniture and entertaining, with the remainder laid to lawn. An external storage shed offers additional practicality.

ADDITIONAL INFORMATION

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





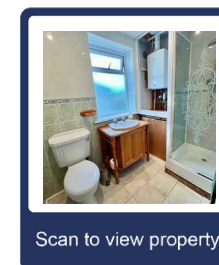
Total area: approx. 77.8 sq. metres (838.0 sq. feet)

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		
(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

69 76



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

Follow us on
f i t

**Watts
& Morgan**