



5, Castle View
Bridgend, CF31 1HL

Watts
& Morgan



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Bridgend CF31 1HL

£280,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A recently renovated three double bedroom semi-detached bungalow situated in a popular location in Bridgend. The property has been refurbished to a high standard by the current owner. Located within walking distance of Bridgend Town Centre, Princess of Wales Hospital and offering great access to Junction 36 of the M4. Accommodation comprises of kitchen, utility/boot room, open plan lounge/dining room, three double bedrooms and a modern shower room. Externally offering a private driveway with off-road parking for numerous vehicles, single garage and a landscaped rear garden.

Directions

* Bridgend town centre - 1.0 Mile * Cardiff city centre - 21.0 Miles * J36 of the M4 motorway - 2.0 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

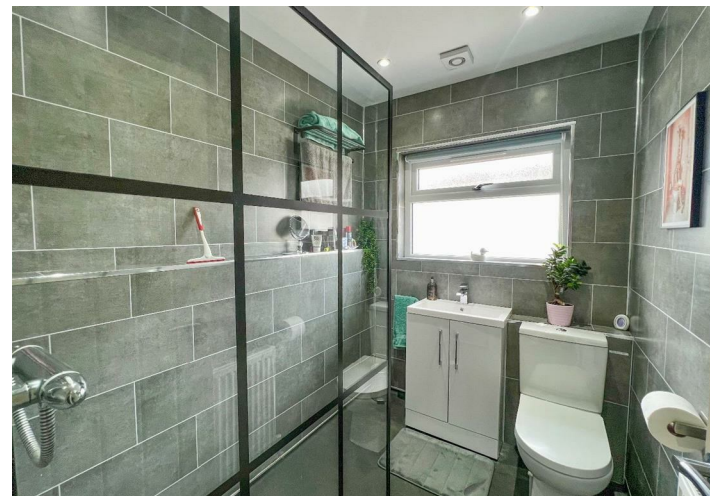
Entered through a PVC front door into the kitchen with vinyl flooring, spotlighting, window to the front aspect and door leading into the hallway. The kitchen has been fitted with a range of coordinating white high gloss wall and base units with complementary light oak laminate work surfaces over with tiled splashbacks. Integrated appliances include 4-ring induction hob with oven, grill and stainless steel extractor hood over. Space for a freestanding fridge freezer and plumbing for a washing machine. The kitchen benefits from windows to the side aspect, stainless steel sink with drainer and access into a utility/boot room with work surfaces, base storage unit and window to the front. There is a built-in storage cupboard housing the gas combination boiler. The inner hallway benefits from vinyl flooring, access to loft hatch and all doors lead off. The open plan lounge/dining room is a great size reception room with original restored woodblock flooring, window overlooking the front and ample space for both lounge and dining furniture. Bedroom one is a double bedroom with carpeted flooring and windows overlooking the rear garden. Bedroom two is a second double bedroom with carpeted flooring and windows to the side. The third double bedroom/potential sitting room benefits from carpeted flooring and patio doors opening out to the rear garden. The shower room has been fitted with a modern 3-piece suite comprising of a walk-in shower with glass screen, WC and wash-hand basin within vanity unit with vinyl flooring, panelling to the walls and a window to the side.

GARDENS AND GROUNDS

Approached off Castle View No.5 benefits from a private driveway to the side with off-road parking for numerous vehicles leading down to the single garage with manual up and over door and power supply. There is a front lawned garden with an array of shrubs and to the rear is a fully enclosed landscaped garden with raised planting borders, the remainder is laid with stone chippings and lawn.

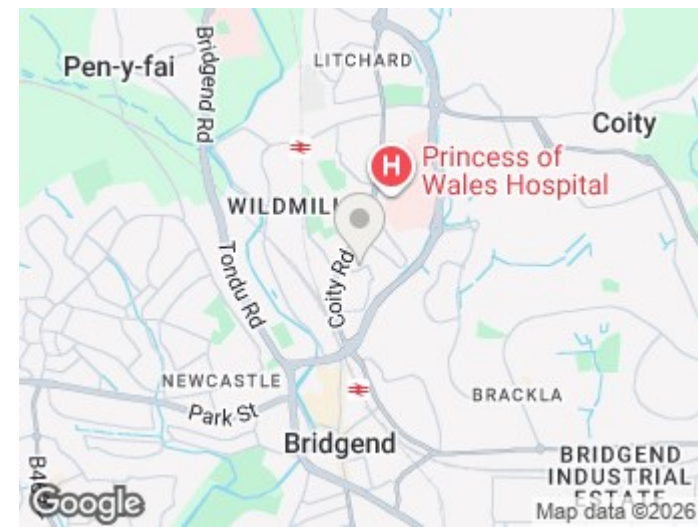
ADDITIONAL INFORMATION

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

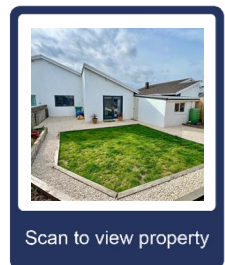




Total area: approx. 85.3 sq. metres (918.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	69	84
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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