



107, Heol-Y-Frenhines  
Bridgend, CF31 4RT

Watts  
& Morgan







# 107, Heol-Y-Frenhines

Cefn Glas, Bridgend CF31 4RT

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**£195,000 Freehold**

**3 Bedrooms | 1 Bathrooms | 2 Reception Rooms**

New to the market. A well-presented extended 3 bedroom semi-detached property situated in Cefn Glas. Located with great access to local shops, schools, amenities and Bridgend Town Centre. Accommodation comprises; entrance hall, lounge and open-plan kitchen/dining/living room. First floor; 2 double bedrooms, 1 single bedroom and a family bathroom. Externally offering a private driveway, large outdoor store and a fully enclosed rear garden. Being sold with no onward chain. EPC Rating; 'C'.

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## Directions

\* Bridgend - 1.2 Miles \* Cardiff - 25.4 Miles \* J36 of the M4 -3.4 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Accessed via a PVC front door into the entrance hallway with laminate flooring, a window to the side and a carpeted staircase up to the first floor.

To the front of the property is the living room with a large window to the front, carpeted flooring and a central feature fireplace.

The open-plan kitchen/dining/living room has been fitted with a range of coordinating wall and base units with complementary work surfaces over. Integrated appliances to remain include; one and a half bowl stainless steel sink, eye-level oven and grill and 4-ring induction hob with extractor fan. Space is provided for a washing machine, dishwasher and freestanding fridge/freezer.

With a built-in storage cupboard, laminate flooring, a door providing access to the side and patio doors to the rear garden. There is ample space for dining and lounge furniture. This L-shaped room also benefits from windows over-looking the rear garden.

The first floor landing offers carpeted flooring, a window to the side and a built-in airing cupboard housing the gas boiler.

Bedroom one is a good sized double bedroom with carpeted flooring, built-in wardrobes with sliding mirrored doors and a window to the front.

Bedroom two is a second double bedroom with carpeted flooring, built-in storage and a window to the rear.

Bedroom three is a single bedroom with carpeted flooring and a window to the front.

The bathroom is fitted with a 3-piece suite comprising of a panelled bath with over-head shower and glass screen, WC and a wash hand basin. With tiled flooring, partly tiled walls and a window to the rear.

### GARDENS AND GROUNDS

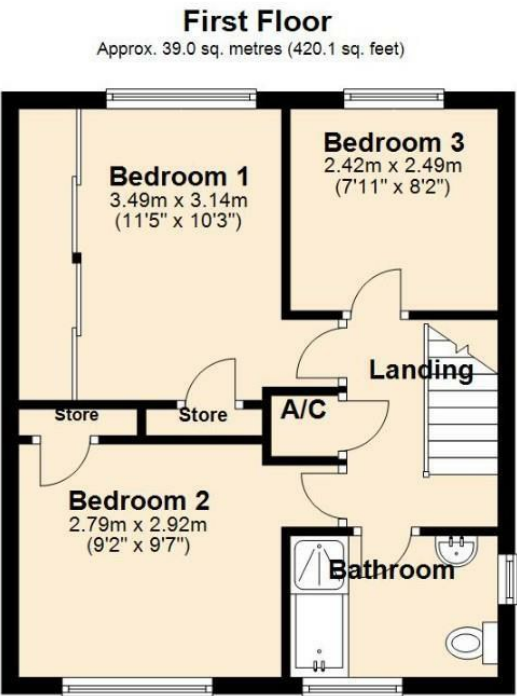
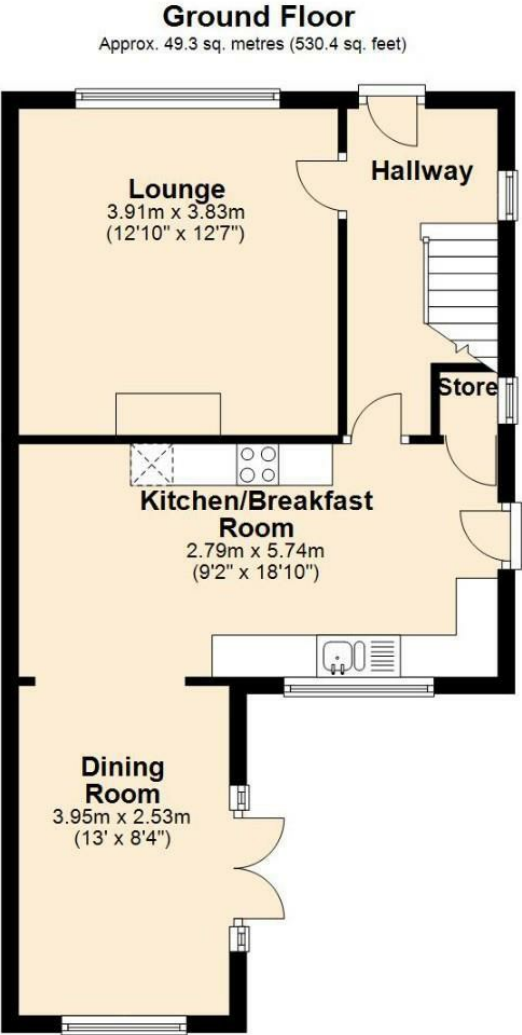
Approached of Heol-Y-Frenhines, no. 107 benefits from a block paver driveway to the front with off-road parking and a timber framed gate provides access down to a large brick built outdoor store. To the rear of the property is a fully enclosed garden with a lower patio area, a raised decked area and the remainder is laid to lawn.

### ADDITIONAL INFORMATION

Freehold. All mains connected. EPC Rating; 'C'. Council Tax is Band 'C'.







Total area: approx. 88.3 sq. metres (950.6 sq. feet)

All measurements are approximate, and for display purposes only.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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