



17, Heol Pandy
Bridgend, CF32 8RA

Watts
& Morgan

17 Heol Pandy

Llangeinor, Bridgend CF32 8RA

£99,950 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A spacious three-bedroom semi-detached property offering excellent potential and in need of renovation. Set on a generous plot with rear lane access and enjoying an open outlook over greenery to the front, the home is located in Llangeinor—within walking distance of local amenities and only a short drive from Bridgend Town Centre and Junction 36 of the M4. The property is offered for sale with no onward chain. The accommodation comprises: entrance hallway, lounge, dining room and kitchen. To the first floor: a landing, three well-proportioned bedrooms and a bathroom. Externally, the property offers on-road parking to the front, an outdoor store and a rear garden with convenient rear lane access. Chain free.

Directions

* Bridgend Town Centre - 6.0 Miles * Cardiff City Centre - 26.0 Miles * J36 of the M4 - 3.8 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered into the hallway, the ground floor provides access to all principal rooms. The living room is positioned at the front of the property and enjoys views over the frontage, while the dining room offers a second generous reception space with a rear-facing window. The kitchen includes a stainless-steel sink beneath a rear window, a useful pantry cupboard and a door leading out to the outbuildings and garden.

The first-floor landing provides access to all bedrooms and the bathroom. Bedroom One is a double room with a rear-facing window. Bedroom Two is also a double, featuring a front-facing window. Bedroom Three is a single bedroom with a front-facing window. The bathroom is fitted with a bathtub, WC and wash-hand basin, and includes a rear-facing window.

GARDENS AND GROUNDS

No. 17 occupies an elevated position with an attractive outlook over greenery to the front. The property benefits from on-road parking to the front, along with convenient rear lane access. To the rear is a generous garden, featuring two useful outdoor stores and ample space for landscaping or seating areas.

ADDITIONAL INFORMATION

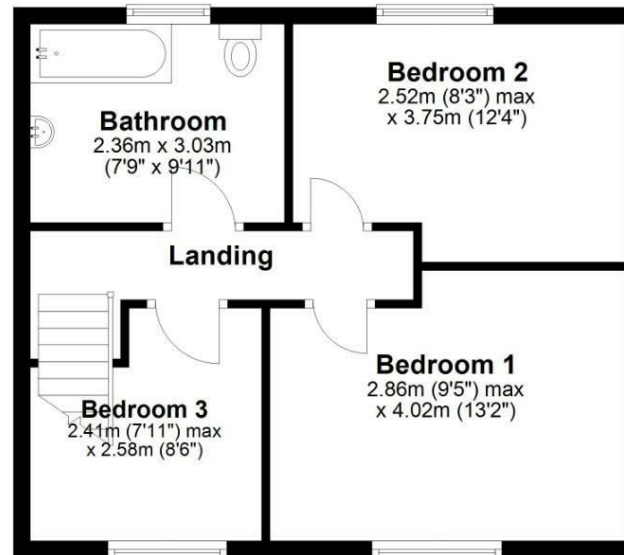
Freehold. mains services connected. EPC "TBC" Council tax band "B"



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.

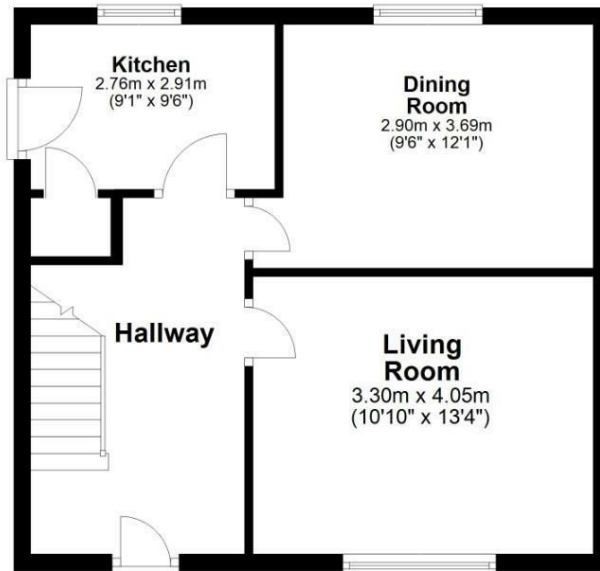
First Floor

Approx. 38.5 sq. metres (414.8 sq. feet)



Ground Floor

Approx. 42.3 sq. metres (454.9 sq. feet)



Total area: approx. 80.8 sq. metres (869.7 sq. feet)

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 	

