



2 Ffordd Yr Afon, Cefn Glas,
Bridgend, CF31 4UB



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£210,000 Freehold

3 Bedrooms : 1 Bathroom : 2 Reception Rooms

Watts & Morgan are pleased to present to the market this three bedroom semi-detached property located within Bridgend. Within walking distance to reputable schools, local amenities and Bridgend Town Centre. Accommodation briefly comprises; entrance hallway, sizable lounge, study, kitchen/dining area, courtesy door into integral garage. First floor landing, two double bedrooms, single bedroom and a modern family bathroom. Externally enjoying a private driveway leading to integral garage, and a tiered, private, south-facing garden. EPC Rating; 'D'.

- Bridgend Town Centre 1.9 miles
- Cardiff City Centre 24.3 miles
- M4 (J35) 6.4 miles

Your local office: Bridgend

T 01656 644288

E bridgend@wattsandmorgan.wales





Summary of Accommodation

GROUND FLOOR

Entrance via a partly glazed composite door with full length obscure glazed panel, timber door leading to a generous sized lounge, vinyl flooring leading to a welcoming hallway, carpeted staircase to first floor landing.

The lounge benefits from laminate flooring, uPVC window to front elevation, ample space for freestanding furniture, partitioning part of the room is an exposed brick built wall which leads into a study area.

The study enjoys a continuation of laminate flooring, uPVC window to rear elevation, timber door leads to the kitchen/dining room.

The kitchen/dining area has been fitted with a range of shaker style base units with laminate wood effect work surfaces, appliances to remain include a slimline dishwasher and 4-ring hob with integrated oven, space and plumbing has been provided for white goods, a freestanding fridge/freezer, further benefiting from a ceramics sink unit, tiled splash back, "Baxi" boiler, laminate flooring, recess spotlights, two uPVC windows to rear elevation, ample space for freestanding furniture, courtesy door leading into integral garage with full power supply and light. uPVC partly glazed courtesy door that provides access onto the decking area.

FIRST FLOOR

The first-floor landing offers carpeted flooring, a loft hatch with a pull-down ladder, airing cupboard with shelving and hot water tank.

The family bathroom has been fitted with a 3-piece suite comprising a panelled bath, vanity wash hand basin and WC, further benefiting from tiled flooring, uPVC window to rear elevation.

Bedroom one is a generous size double bedroom offering laminate flooring, fitted storage cupboard, uPVC window to front elevation, space for freestanding furniture.

Bedroom two is a double bedroom offering carpeted flooring, uPVC window to rear elevation, fitted storage cupboard.

Bedroom three is a single bedroom offering carpeted flooring, built in storage cupboard, uPVC window to front elevation.

GARDENS AND GROUNDS

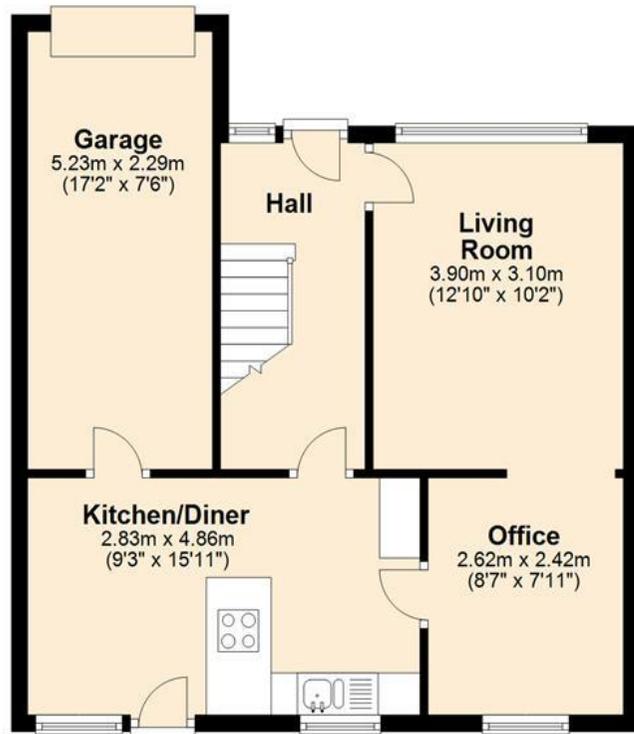
No. 2 is accessed via a quiet cul-de-sac onto a private driveway, with lawned area to side with mature shrubs.

The southerly aspect garden is fully enclosed, with a decking area and AstroTurf section ideal for garden furniture.



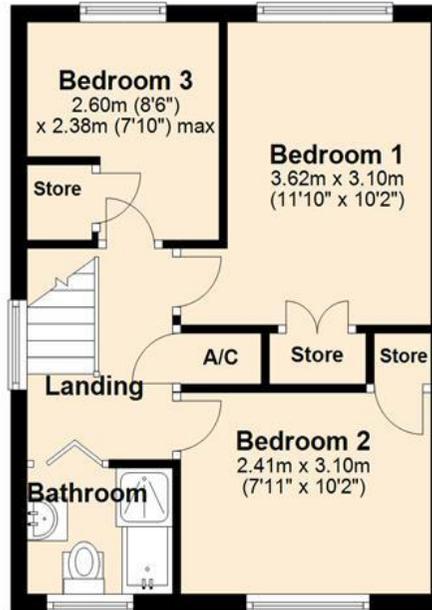
Ground Floor

Approx. 52.9 sq. metres (569.9 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.7 sq. feet)



Total area: approx. 86.9 sq. metres (935.6 sq. feet)

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

2 Ffordd Yr Afon

SERVICES AND TENURE

All mains services connected. Freehold.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
2 Ffordd Yr Afon Bridgend County Borough, CF31 4UB

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.

Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

