



Watts & Morgan  
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For Sale

23, Heol-Y-Groes  
Bridgend, CF31 1QY

Watts  
& Morgan



# 23, Heol-Y-Groes

Bridgend CF31 1QY

**£329,950 Freehold**

3 Bedrooms | 1 Bathrooms | 3 Reception Rooms

Presenting to the market a rare opportunity to purchase for the first time this spacious 3 bedroom detached property in a sought after location in Higher Litchard. The property is situated within walking distance of local shops, amenities, Princess of Wales Hospital and schools. Great commuter access via Junction 36 of the M4 Motorway and Bridgend Town Centre. This well proportioned property comprises; entrance hall, cloakroom /WC, lounge, dining room, kitchen, utility and conservatory. First floor; 3 double bedrooms with built-in storage and a modern shower room. Externally the property benefits from a private driveway, single garage, front and rear well maintained gardens, outdoor summer house, storage shed and greenhouse. Being sold with no onward chain. EPC Rating; 'D'

## Directions

\* Bridgend Town Centre - 1.9 Miles \* Cardiff City Centre - 20.7 Miles \* J36 of the M4 Motorway - 0.7 Miles

**Your local office: Bridgend**

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## Summary of Accommodation

### ABOUT THE PROPERTY

Accessed via a PVC front door leading into the entrance hallway with carpeted flooring and staircase rising to the first floor landing. There is original parquet flooring underneath the carpeted flooring in the hallway, lounge and dining room.

The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and wash hand basin.

To the front of the property is the main living room, a spacious reception room with carpeted flooring, windows over-looking the front and double doors opening out into the dining room.

The dining room is a great size second reception room with carpeted flooring and bifolding doors leading into a conservatory with PVC windows and patio doors opening out to the rear garden.

The kitchen/breakfast room has been fitted with a range of coordinating wall and base units and complementary laminate work surfaces over. Appliances to remain include; 4-ring electric hob with oven, grill, extractor fan and microwave. Other appliances are freestanding. There is space and plumbing provided. Features ceramic tiled flooring, windows over-looking the rear and a door leading into the utility.

The utility has a full length storage cupboard. Space and plumbing is provided for multiple appliances and two freezers. There are windows over-looking the rear and a partly glazed door out to the rear garden.

The first floor landing offers carpeted flooring, windows to the side and a built-in airing cupboard housing the 3 year old gas combi boiler. There is access to the loft hatch with pull-down ladder.

Bedroom one is a generous size double bedroom with built in wardrobe, carpet flooring and window to front

Bedroom two is a further generous size double bedroom with carpeted flooring, built in storage cupboard, window to rear and separate wash hand basin

Bedroom three is another double bedroom with carpeted flooring, built-in storage and windows to the front.

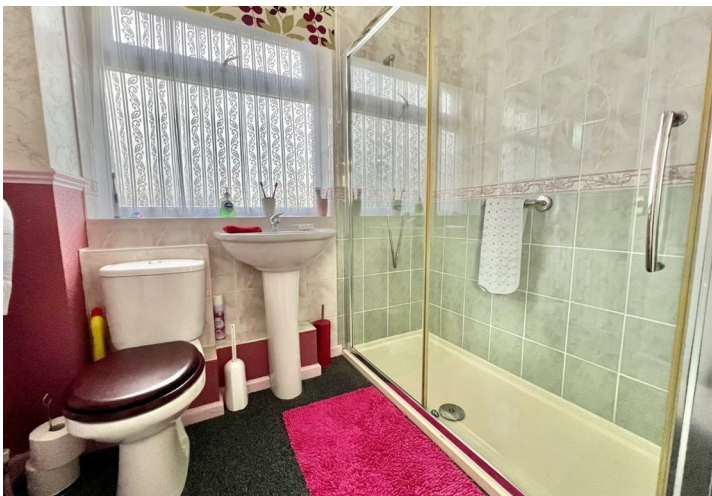
The shower room has been fitted with a 3-piece suite comprising of a double walk-in shower enclosure with sliding door, WC and wash hand basin. Features carpeted flooring, partly tiled walls and a window to the rear.

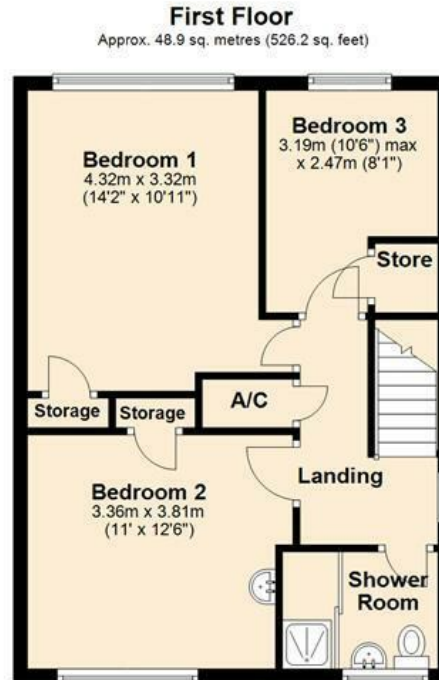
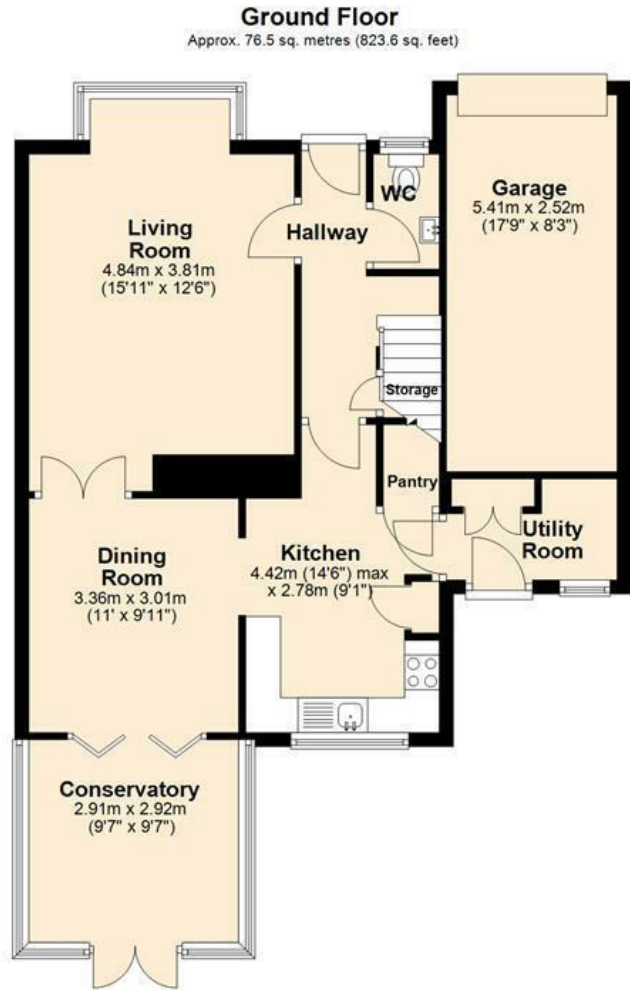
### GARDENS AND GROUNDS

Approached Heol-Y-Groes, no. 23 is set back in an elevated position benefitting from an imprinted coloured concrete driveway to the front of the property leading up to the single garage with electric door and full power supply. The front garden is laid to lawn with a range of mature shrubs and flower borders and a timber gate provides access around to the rear. To the rear is a wonderful sized landscaped garden set over two tiers with a lower patio area with steps leading up to an enclosed lawned section surrounded by a range of mature shrubs and flower borders. There is an outdoor summer house with fully glazed doors and power supply. To the rear is a separate greenhouse and two further storage sheds. The garden benefits from a private aspect.

### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'D'. Council Tax is Band 'E'

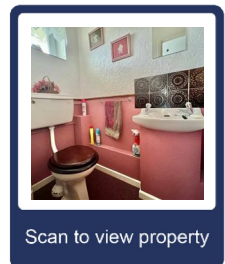




**Total area: approx. 125.4 sq. metres (1349.8 sq. feet)**  
 All measurements are approximate and for display purposes only.  
 Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>63</b>	<b>80</b>
<b>England &amp; Wales</b>	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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