



59, Gerddi'r Afon
Bridgend, CF32 9LN

Watts
& Morgan



59, Gerddi'r Afon

Brynmenyn, Bridgend CF32 9LN

£350,000 Freehold

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

GUIDE PRICE £350,000 - £360,000

We are delighted to offer to the market this immaculately presented detached four double bedroom Redrow built property situated in a sought after development in Brynmenyn. This development is located with great access via Junction 36 of the M4, Bridgend Town Centre and close proximity to McArthur Glen Retail Outlet and further local shops and schools. This generous sized property comprises; entrance hall, lounge, kitchen/dining room, utility, WC and large conservatory. First floor, main bedroom with built in wardrobes and an en-suite shower room, three further well presented double bedrooms and a modern family bathroom. Externally the property benefits from a double driveway to the front, single integral garage with potential to convert and low maintenance rear garden. EPC Rating; 'B'.

Directions

* Bridgend Town Centre - 4.0 Miles * Cardiff City Centre - 21.0 Miles * J36 of the M4 Motorway - 1.7 Miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Access via a composite front door leading into the entrance hallway with carpeted staircase to the first floor landing.

To the front of the property is a superb size living room with windows over-looking the front and solid wood flooring.

To the rear of the property is the wonderful open-plan kitchen/dining room. The kitchen has been fitted with a range of coordinating high gloss wall and base units with square worktops over. Appliances to remain include; integral fridge and freezer, one and a half bowl sink, built-in double eye-level oven, 4-ring gas hob with glass splash-back and coordinating stainless steel extractor hood. Space and plumbing is provided for a freestanding dishwasher. The kitchen offers ceramic tiled flooring and French doors opening into the conservatory. The conservatory is a great addition offering further living space with continuation of the tiled flooring windows over looking the garden and patio doors opening to the rear garden.

The utility room has been fitted with a range of coordinating wall and base units with work surfaces over and a further stainless steel sink. Space and plumbing is provided for two appliances. The utility offers continuation of tiled flooring, a partly glazed door leading out to the rear garden and a door into the ground floor WC.

The WC has been fitted with a 2-piece comprising of a corner wash hand basin and WC. Features a double-glazed window to the side and offers tiled flooring.

FIRST FLOOR

The first floor landing offers carpeted flooring and a built-in storage cupboard. Also provides access to the loft hatch.

Bedroom one is a generous double bedroom with contemporary built-in wardrobes and windows to the front. The main bedroom opens into an en-suite shower room which has been fitted with a 3-piece suite comprising of a shower cubicle with tiled walls, wash hand basin and WC. Also benefitting from vinyl flooring, a PVC window to the front and chrome effect towel rail with a ceiling extractor fan.

Bedrooms two is a great sized second bedroom with fitted carpets, alcove for fitted wardrobes and window to the rear.

Bedroom three is another good sized double bedroom with fitted carpets and window to the rear.

The fourth bedroom is another double bedroom with fitted carpets and windows to the front.

The family bathroom is fitted with a 3-piece suite comprising of a panelled bath with over-head shower, WC and wash hand basin. Also benefitting from vinyl flooring, partly tiled walls, extractor fan and a window to the rear.

GARDENS AND GROUNDS

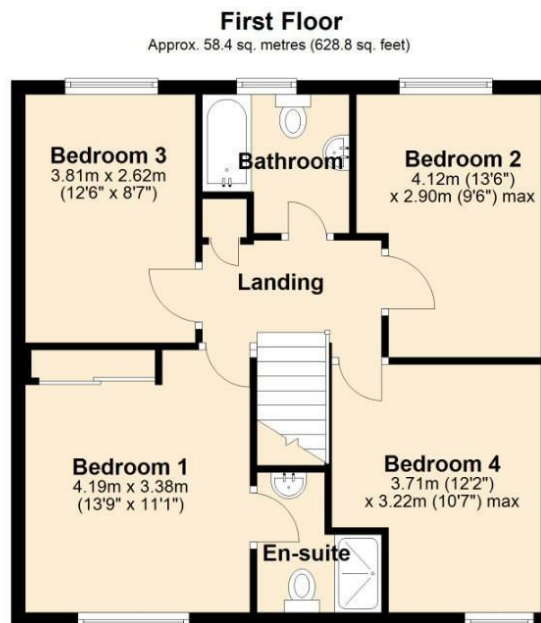
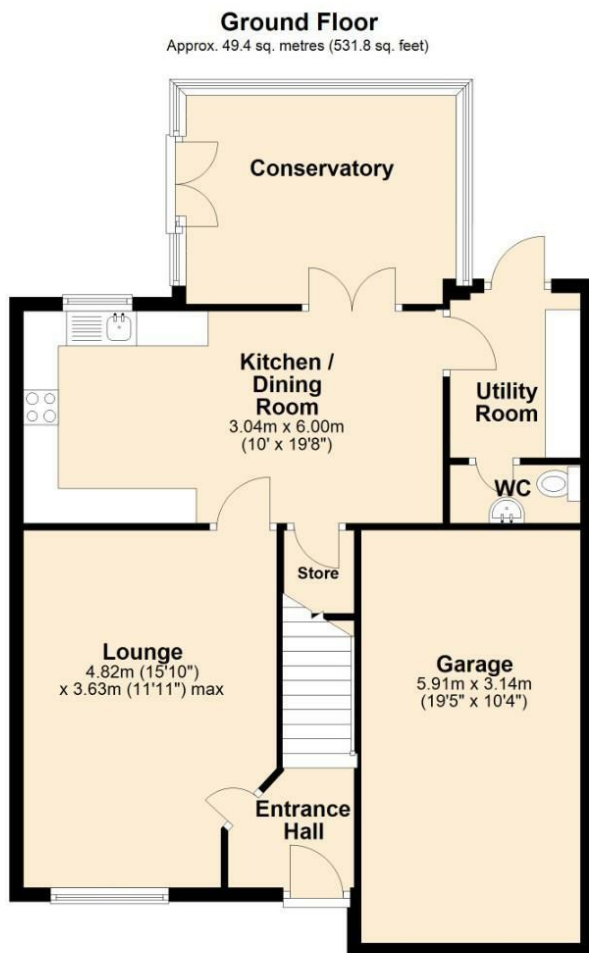
Approached off Gerddi'r Afon No. 59 offers a a double driveway with off-road parking for two vehicles leading to the single integral garage.

The front garden is mostly laid with stone chippings. To the rear of the property is a fully enclosed low maintenance garden laid with stone chippings and boarders with an array of colourful shrubs and flowers. A section is laid with patio slabs ideal for outdoor furniture and a paved path leads down the side of the property with a gate out to the front driveway.

ADDITIONAL INFORMATION

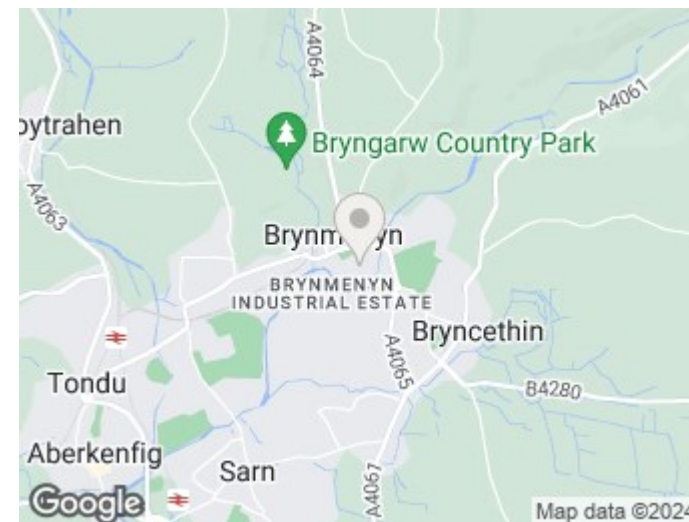
Freehold. All mains services connected. Estate management fees apply. EPC Rating "B". Council Tax band "E". Security system fitted.



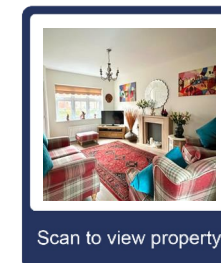


Total area: approx. 107.8 sq. metres (1160.6 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(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	



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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