



39, Hazeldene Avenue
Bridgend, CF31 2JW



Watts
& Morgan

39 Hazeldene Avenue

Brackla, Bridgend CF31 2JW

GUIDE PRICE £110,000 - £115,000 - FREEHOLD

1 Bedrooms | 1 Bathrooms | 1 Reception Rooms

GUIDE PRICE ** £110,000 - £115,000 **

New to the market a well presented one bedroom terraced property. Situated in Brackla within walking distance of local shops, schools and amenities and close proximity to Bridgend Town Centre and J36 of the M4 Motorway. Accommodation comprises; entrance porch, open plan living room and a kitchen. First floor; double bedroom and a bathroom. Externally enjoying an allocated parking space to the front, low maintenance front garden. Being sold with no onward chain. EPC Rating "C".

* Bridgend Town Centre - 2.3 Miles * Cardiff City Centre - 24.2 Miles * J36 of the M4 - 3.0 Miles

ABOUT THE PROPERTY

Entered via partially glazed uPVC door into the porch featuring tiled floors and walls and a small storage cupboard.

The open plan lounge/dining room is a spacious reception room featuring vinyl flooring, uPVC windows to the front and side elevations and staircase leading to the first floor.

The kitchen has been comprehensively fitted with a range of wall and base units with laminate work surfaces. Integral appliances to remain to include 4-ring electric hob and oven, extractor fan and plumbing has been provided for further appliances. Further features include tiled floors and walls and uPVC window to the front elevation.

The first floor landing leads into bedroom one which is a spacious bedroom featuring carpeted flooring, uPVC windows to the front and side elevations, fitted mirrored wardrobes and fitted internal storage cupboard housing the 'Worcester' gas combi boiler. Provides access to loft hatch.

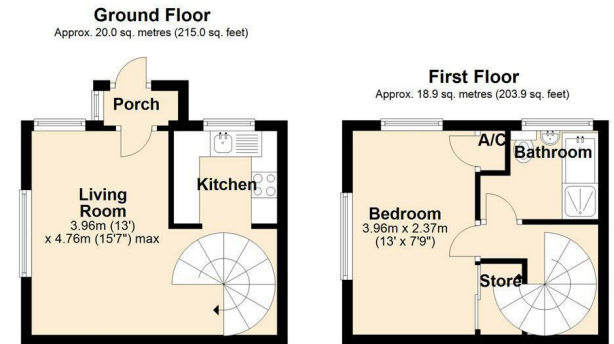
The bathroom has been fitted with a 3-piece suite comprising low level WC, pedestal wash-hand basin and panelled bath with overhead electric shower. Further features include tiled walls, vinyl flooring, obscured uPVC window to the front elevation and chrome towel radiator.

GARDENS AND GROUNDS

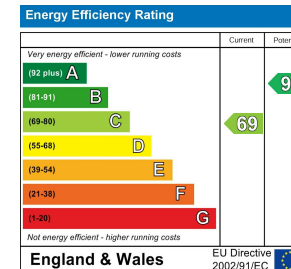
No.39 is accessed off Hazeldene Avenue into a quiet cul-de-sac leading to the private driveway with space for one vehicle. To the front of the property lies an enclosed low maintenance garden.

ADDITIONAL INFORMATION

All mains services connected. Freehold. EPC Rating "C". Council Tax band "A"



39 Hazeldene, Bridgend



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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