



57, Longfellow Drive
Bridgend, CF31 4PP

Watts
& Morgan



57, Longfellow Drive

Bridgend CF31 4PP

£250,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

New to the market an extended and modernised 4 bedroom semi-detached property situated in a popular location in Cefn Glas. Within walking distance of local schools, shops and amenities. Offering great access to Bridgend Town Centre and Junction 36 of the M4 Motorway. This well presented property comprises; entrance hall, open-plan lounge/kitchen, dining room / ground floor double bedroom, bathroom and sitting room. First floor; main bedroom with dressing area, further double bedroom, single room and a modern shower room. Externally enjoying a private driveway with off-road parking for numerous vehicles, single garage with extended store and a low maintenance rear garden.

Directions

* Bridgend Town Centre - 1.4 Miles * Cardiff City Centre - 22.0 Miles * J36 of the M4 - 3.4 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk



Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC door into the entrance hallway with maple wood strip flooring and a large built-in storage cupboard.

To the front of the property is the open-plan lounge / kitchen with three sets of windows over-looking the front and an exposed brick wall with an open chimney and wood burner fitted. Leading around to the dining area with ample space for dining and lounge furniture with laminate flooring and a partly glazed door out to the rear garden. The kitchen has been fitted with a range of coordinating wall and base units and complementary work surfaces over with tiled splash-backs and windows over-looking the garden. Appliances to remain include; 4-ring gas hob, oven, grill and extractor fan, dual bowl ceramic sink with swan neck mixer tap. Space is provided for a freestanding fridge/freezer and washing machine. To the front of the property is the dining room or potential ground floor double bedroom with tiled flooring and windows to the front.

The ground floor bathroom is fitted with a 3-piece suite comprising of a panelled bath with over-head shower, WC and wash hand basin. Features tiled flooring, tiled walls and a window to the rear.

The third sitting room is a versatile space with laminate flooring, windows to the rear and a carpeted staircase leading up to the first floor.

The first floor landing offers carpeted flooring and all doors lead off.

Bedroom one is a generous main bedroom with carpeted flooring, windows to both front and rear aspects with a spacious dressing area with space for dressing table and wardrobes.

Bedroom two is another great sized double bedroom with laminate flooring, two sets of windows to the front and a dressing area.

The fourth bedroom is a comfortable single room currently utilised as a walk-in wardrobe with laminate flooring, built in wardrobes and a window to the front.

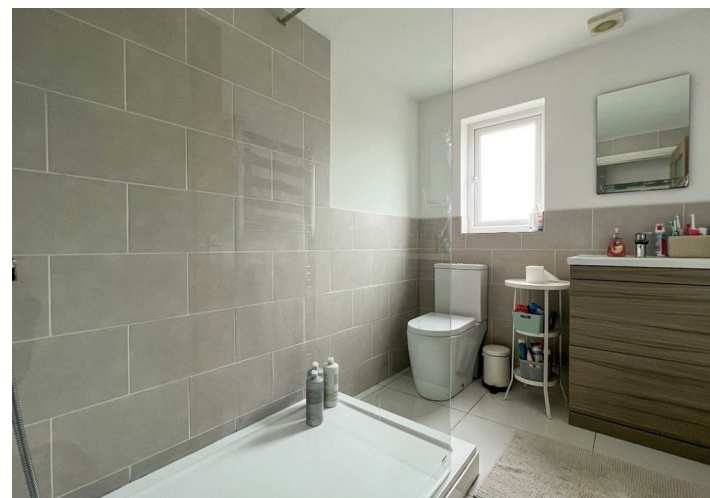
The first floor shower room has been fitted with a 3-piece suite comprising of a walk-in shower with glass screen, WC and wash hand basin. Features tiled flooring, tiled walls and a window to the front.

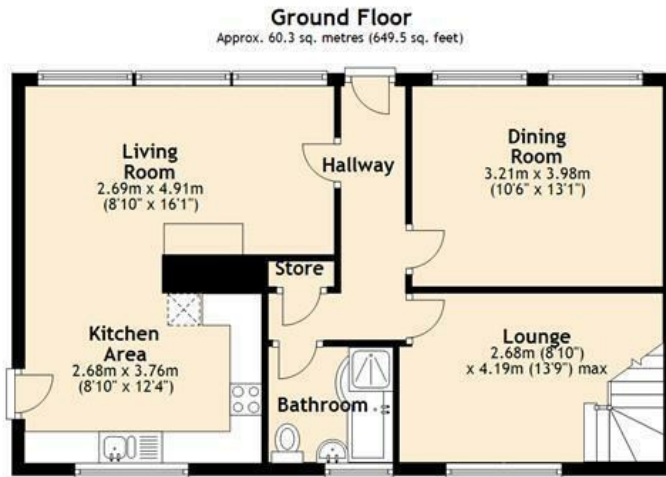
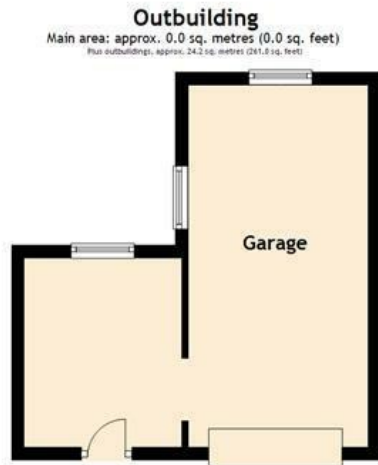
GARDENS AND GROUNDS

Approached off Longfellow Drive, no. 57 benefits from a spacious tarmac driveway to the front with off-road parking for numerous vehicles leading to the single garage with extended storage space. There is a lawned section to the front with an outdoor timber framed storage shed and steps lead up to the front door. To the rear is a fully enclosed low maintenance garden with a decked area perfect for outdoor furniture whilst the lower remainder is laid with artificial grass and features a bespoke outdoor bar with power supply.

ADDITIONAL INFORMATION

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

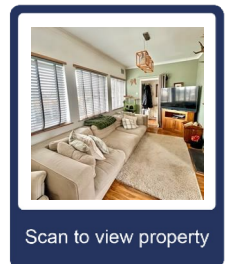




Main area: Approx. 116.0 sq. metres (1248.2 sq. feet)
Plus outbuildings, approx. 24.2 sq. metres (261.0 sq. feet)
All measurements are approximate, and for display purposes only.
Plan produced using PlanUp.



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		
	59	75
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.



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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