



18, Bron Hafod
Bridgend, CF31 5DL

Watts
& Morgan

18 Bron Hafod

Bridgend CF31 5DL

£165,000 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

New to the market an ideal investment or first time purchase a well proportioned two bedroom mid-terraced property situated in a popular location in the Broadlands Development. Being sold with no onward chain. Situated within close proximity to Bridgend Town Centre, Junction 36 of the M4 and within walking distance of local shops, amenities and schools. Accommodation comprises of entrance hall, WC/cloakroom, kitchen and living room, lounge/dining room. First floor landing, main bedroom with built-in wardrobes, good size second bedroom and family bathroom. Externally enjoying two allocated parking spaces to the front and an enclosed rear garden. Chain Free. EPC Rating "D"

Directions

* Bridgend Town Centre - 2.2 Miles * Cardiff City Centre - 24.1 Miles * J36 of the M4 - 4.0 Miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Entered via a uPVC door into the entrance hallway with laminate flooring and staircase leading to the first floor. The downstairs cloakroom is fitted with a 2-piece suite comprising of a WC and wash-hand basin with a window to the front.

The kitchen has been fitted with a range of coordinating wall and base units and complementary work surfaces over with partly tiled walls, tiled flooring and a window to the front. Appliances to remain include 4-ring gas hob with extractor fan. Space is provided for a freestanding fridge freezer and space and plumbing for a further appliance.

To the rear of the property is the living room it's a spacious light reception room with laminate flooring, sliding doors opening out to the garden and a further window overlooking the rear garden. There is a large built-in understairs storage cupboard.

FIRST FLOOR

The first floor landing provides access to the loft hatch and a built-in airing cupboard with a hot water tank.

To the front of the property is bedroom one it's a good size double bedroom with windows overlooking the front and double doors opening into a large built-in wardrobe. Bedroom two is a good size second bedroom with windows to the rear.

The bathroom has been fitted with a 3-piece suite comprising of a panelled bath with overhead shower, WC and wash-hand basin. Partly tiled walls, vinyl flooring and window to the rear.

GARDENS AND GROUNDS

No.18 is approached off Bron Hafod, to the front of the property is a private driveway with off-road parking for two vehicles. To the rear is a fully enclosed garden with a patio area ideal for outdoor furniture whilst the remain is laid to lawn.

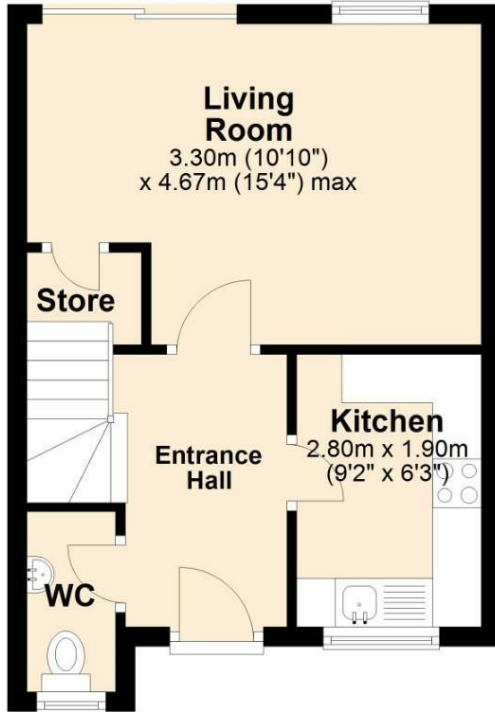
SERVICES AND TENURE

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



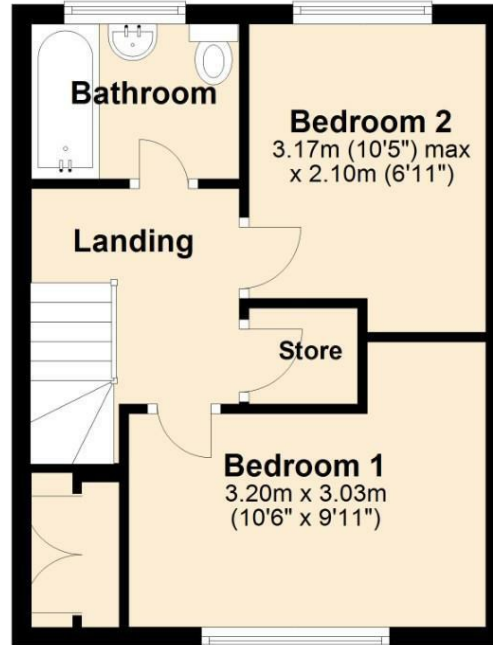
Ground Floor

Approx. 29.6 sq. metres (318.3 sq. feet)



First Floor

Approx. 28.5 sq. metres (307.2 sq. feet)



Total area: approx. 58.1 sq. metres (625.4 sq. feet)

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

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		67	
(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	



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