



100, Maes Y Rhedyn
Bridgend, CF31 4FB

Watts
& Morgan



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Bridgend CF31 4FB

£259,950 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

New to the market an immaculately presented three bedroom detached property situated in a popular modern development in Cefn Glas. The property has been updated to a high specification by the current owners. Located within close proximity to Bridgend Town Centre, local schools, shops, amenities and Junction 36 of the M4 Motorway. Accommodation comprises of entrance hall, WC/cloakroom, lounge, kitchen/dining room with utility area. First floor landing two sets of built in storage, main bedroom with ensuite shower room, two further good size bedrooms and a family bathroom. Externally enjoying a private driveway with charging point, single garage with loft area and a beautifully landscaped south facing rear garden. EPC Rating "B" Planning permission in place for a single story rear extension - ref P/24/8/LAP.

Directions

* Bridgend Town Centre - 2.1 Miles * Cardiff City Centre - 22.9 Miles * J36 of the M4 - 4.0 Miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Access via a uPVC front door leading into the entrance hallway with LVT flooring and built-in storage cupboard, carpeted staircase with an oak hand rail leads up to the first floor. The downstairs WC is fitted with a 2-piece suite comprising of a dual flush WC and a pedestal wash-hand basin with LVT flooring and window to the side. The main living room features continuation of the LVT flooring, windows overlooking the front and a bespoke built media wall with a TV recess and a built-in electric fireplace. The spacious kitchen/dining room offers tiled flooring, patio doors opening out into the south facing garden and windows overlooking the rear garden. Ample space for a freestanding dining table. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over. Appliances to remain include 4-ring gas hob, oven, grill and extractor fan, integrated fridge and freezer and dishwasher. There is also a stainless steel sink with drainer. Double doors open into a utility/storage area where space and plumbing is provided for two freestanding appliances with further work surfaces and storage space.

FIRST FLOOR

The first floor landing offers carpeted flooring and access to the loft hatch, a double built-in wardrobe and a further large built-in store.

Bedroom one is a great size main bedroom with carpeted flooring, windows overlooking the front and a recess for wardrobes. Leading into an ensuite shower room fitted with a double walk-in shower with glass screen, WC and a wash-hand basin with tiled flooring, tiling to the walls and a fitted extractor fan.

Bedroom two is a second double bedroom with carpeted flooring, recess for wardrobes and windows to the rear.

The third bedroom is a great size third bedroom with laminate flooring and windows to the rear.

The family bathroom is fitted with a 3-piece suite comprising of a panelled bath, WC and wash-hand basin with laminate flooring, partly tiled walls and window to the front.

GARDENS AND GROUNDS

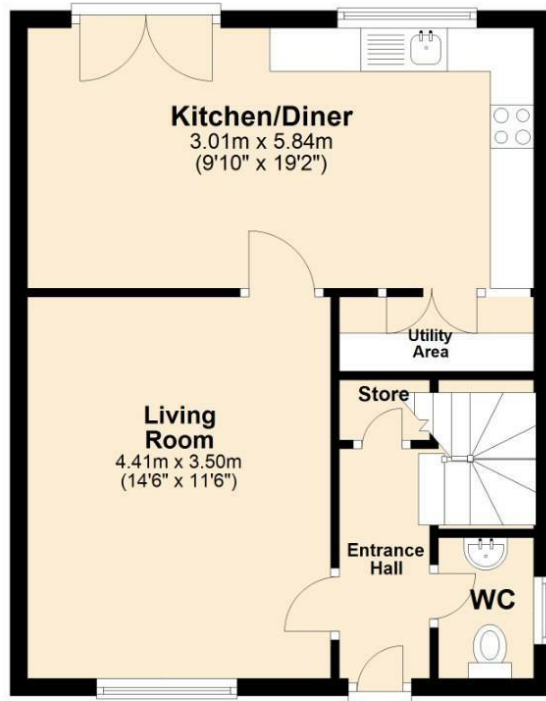
Approached off Maes Y Rhedyn No.100 benefits from a private tarmac driveway to the side with off-road parking for multiple vehicles with an electric car charging point on drive leading down to the single detached garage with pitched roof with boarded loft storage space, the garage has concrete flooring, boarded walls, power and light supply with a manual door. To the rear of the property is a generous fully enclosed garden which has been beautifully landscaped. The south facing garden has a spacious decked area perfect for outdoor furniture with glass balustrade with steps leading down to a further enclosed section made with stone chippings. There is an outdoor storage area for bins behind the garage and a courtesy gate provides access out to the driveway. The garden has outdoor power sockets and water tap.

SERVICES AND TENURE

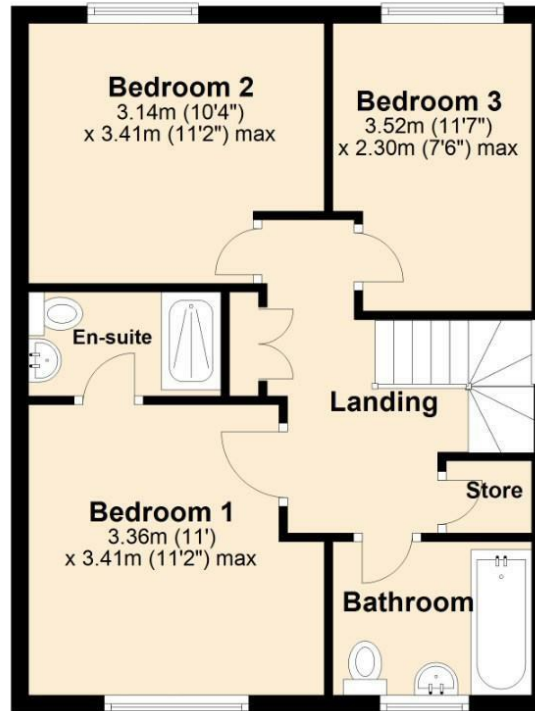
Freehold. All mains services connected. EPC Rating "B". Council Tax "D".



Ground Floor



First Floor



Total area: approx. 86.6 sq. metres (931.7 sq. feet)

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



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