



31, Maes Y Piod  
Bridgend, CF31 5FJ

Watts  
& Morgan



# 31, Maes Y Piod

Bridgend CF31 5FJ

---

**£220,000 Freehold**

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

New to the market. A well presented 3 bedroom mid-terrace property situated in a popular location in Broadlands. Within walking distance of local shops, amenities and schools. Offering great access via Junction 36 of the M4 and Bridgend Town Centre. Accommodation comprises; entrance hall, kitchen, cloakroom/WC and living/dining room. First floor; main bedroom with built-in storage and en-suite shower room, 2 further good sized bedrooms and a bathroom. Externally enjoying 2 allocated off-road parking spaces and well maintained rear garden. EPC Rating; 'C'.

---

## Directions

\* Bridgend - 2.0 \* Cardiff - 22.0 \* J36 of the M4 - 4.0

---

**Your local office: Bridgend**

T 01656 644288 (1)

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)



## Summary of Accommodation

### ABOUT THE PROPERTY

Accessed via a solid wood door leading into the entrance hallway with laminate flooring, understairs storage cupboard and staircase up to the first floor.

The ground floor cloakroom is fitted with a 2-piece suite comprising of; a WC and a wash hand basin with a window to the front.

The kitchen, located to the front of the property, is fitted with coordinating wall and base units and complementary work surfaces over. With tiled splash-backs, breakfast bar area, laminate flooring and windows to the front. Integrated appliances to remain include; eye-level oven and grill and a 4-ring gas hob with extractor fan. Space is provided for a freestanding fridge/freezer and washing machine.

To the rear of the property is the main living/dining room with laminate flooring, windows over-looking the rear and patio doors opening out to the rear garden. There is ample space for both freestanding lounge and dining furniture and benefits from a large built-in understairs storage cupboard.

The first floor landing offers carpeted flooring, a built-in airing cupboard and access to the loft hatch.

Bedroom one is a great sized main bedroom with carpeted flooring, windows to the front, built-in storage above the stairs leading into an en-suite shower room which has been fitted with a 3-piece suite comprising; a corner shower cubicle, WC and a wash hand basin.

With laminate flooring, tiling to the walls and a window to the front. Bedroom two is a second double bedroom with carpeted flooring and windows to the rear.

The third bedroom is a comfortable single room with carpeted flooring and windows to the rear.

The bathroom is fitted with a 3-piece suite comprising; a panelled bath with over-head shower and glass screen, WC and a wash hand basin. With laminate and tiling to the walls.

### GARDENS AND GROUNDS

Approached off Maes Y Piod, no. 31 is accessed via a private road with 2 allocated off-road parking spaces. To the rear of the property is a fully enclosed garden with an outdoor patio area, a lawned section and a raised decked area perfect for outdoor furniture.

### ADDITIONAL INFORMATION

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



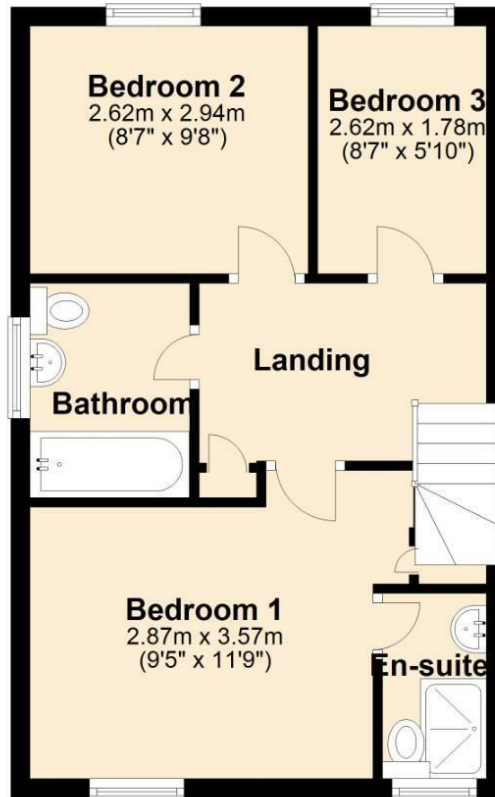
### Ground Floor

Approx. 38.3 sq. metres (412.0 sq. feet)



### First Floor

Approx. 37.4 sq. metres (402.4 sq. feet)

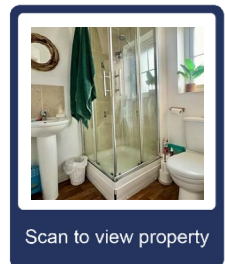


Total area: approx. 75.7 sq. metres (814.5 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		<b>94</b>
(81-91)	<b>B</b>	<b>80</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	





**Bridgend**  
T 01656 644 288  
E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**  
T 01446 773 500  
E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**  
T 029 2071 2266  
E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**  
T 020 7467 5330  
E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

Follow us on  
  

**Watts  
& Morgan**