



31, Maes Y Piod  
Bridgend, CF31 5FJ

Watts  
& Morgan



# 31, Maes Y Piod

Bridgend CF31 5FJ

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**£215,000 Freehold**

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A well planned property to include en-suite to largest bedroom plus 2 further bedrooms, property is in a private location situated on the popular Broadlands Estate, 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'.

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## Directions

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

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## 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'



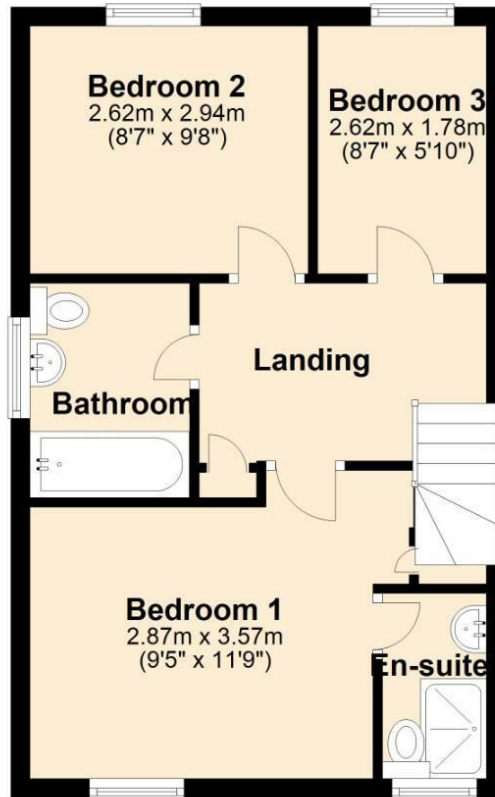
### Ground Floor

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



### First Floor

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

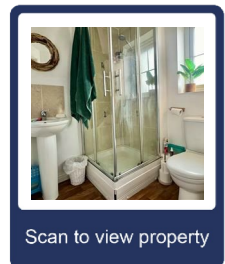


Total area: approx. 75.7 sq. metres (814.5 sq. feet)

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	



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