



51, Wyndham Crescent
Bridgend, CF31 3DW

Watts
& Morgan



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£375,000 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

New to the market. An extended traditional 1930's 3 bedroom semi-detached property situated in a popular location in Bridgend. This property has been sympathetically modernised by the current owners and is presented to high standard throughout. Located within walking distance of reputable schools, local shops, Bridgend Town Centre and offering great access via Junction 36 of the M4. Accommodation comprises; entrance hall, lounge, open-plan kitchen/dining/sitting room, utility and shower room. First floor; 2 double bedrooms, 1 single room and a family bathroom. Externally enjoying a private driveway with off road parking for multiple vehicles, single garage and a generous enclosed rear garden. EPC Rating; 'D'.

Directions

* Bridgend town centre - 1.1 Miles * Cardiff city centre - 22.0 Miles * J36 of the M4 - 3.2 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Accessed via a composite door leading into the entrance hallway with original restored parquet wood block flooring and a carpeted staircase rises to the first floor with a large built-in understairs storage cupboard.

The lounge, located to the front of the property, offers continuation of parquet flooring, an open tiled fireplace and windows over-looking the front.

To the rear is the wonderful open-plan kitchen/dining/living room with laminate flooring, two sets of patio doors opening out onto the rear garden and recessed spotlighting. The kitchen has been fitted with a tasteful range of coordinating wall and base units with complementary quartz work surfaces over. There is a breakfast bar with space for high stools. Integrated appliances to remain include; 'Bosch' oven and micro-oven, warming drawer and induction hob. The kitchen/dining area wraps around into a cosy living space with continuation of laminate flooring, ample space for dining table and freestanding lounge furniture. A door provides access out to the hallway.

The utility is fitted with wall and base units with work surfaces over. Space and plumbing is provided for multiple appliances and a freestanding fridge/freezer. The utility area benefits from a partly glazed door opening out to the rear garden, a window to the side and houses the 4-year old gas combination boiler. There is an internal door off the utility area into the garage.

The ground floor shower room has been fitted with a double walk-in shower enclosure with glass screen and a WC with an inset wash hand basin. With tiling to the walls and flooring and a window to the side.

The first floor landing offers carpeted flooring, windows to the side and access to the loft hatch.

Bedroom one is a spacious main bedroom with carpeted flooring and windows to the front.

Bedroom two is a great sized second bedroom with carpeted flooring and windows to the rear. Whilst the third bedroom is a comfortable single room with carpeted flooring and windows to the front and side.

The bathroom has been fitted with a 3-piece suite comprising of a freestanding bathtub with over-head shower, WC and a wash hand basin set within a vanity unit. With tiling to the walls and flooring and a window to the rear and side aspects.

GARDENS AND GROUNDS

Approached off Wyndham Crescent, no. 51 benefits from a spacious driveway to the front with off-road parking for numerous vehicles leading to the single garage with manual door and power supply.

To the rear of the property is a superb sized fully enclosed garden with a patio area ideal for outdoor furniture. There is a spacious lawned section leading down to a hardstanding with outdoor storage shed.

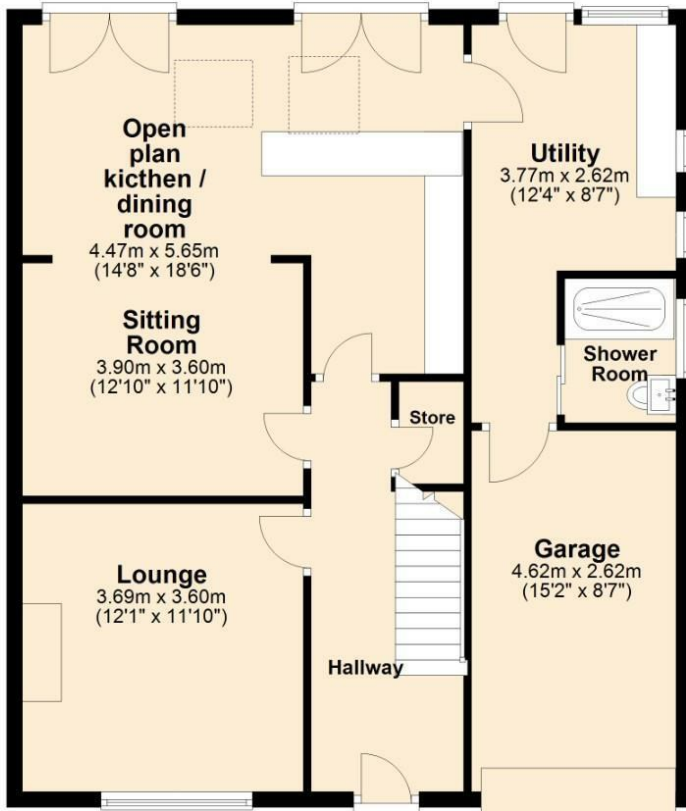
ADDITIONAL INFORMATION

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



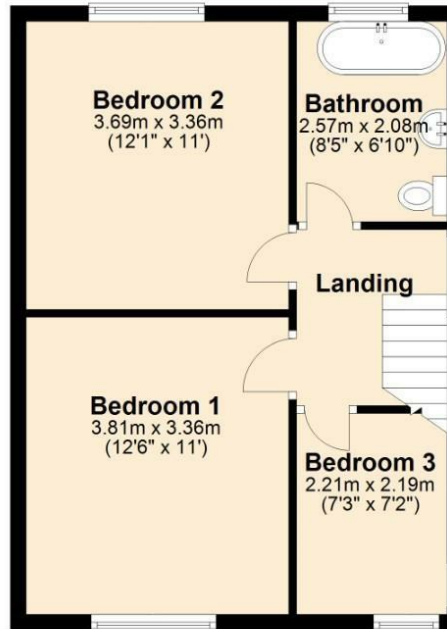
Ground Floor

Approx. 82.2 sq. metres (884.3 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.3 sq. feet)

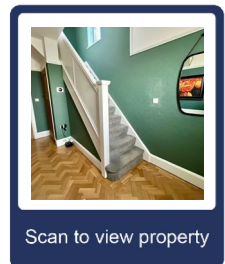


Total area: approx. 123.1 sq. metres (1324.6 sq. feet)

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	



Scan to view property

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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