



16, Restway Gardens  
Bridgend, CF31 4HY

Watts  
& Morgan

# 16 Restway Gardens

Bridgend CF31 4HY

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**£145,000 Freehold**

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

New to the market this spacious two double bedroom semi-detached property located in Restway Gardens. Set in a complex of properties offering peaceful accommodation for those aged 55 and over and situated within a conservation area close to Bridgend Town Centre. The accommodation comprises; entrance hall, lounge, open plan kitchen/dining room & shower room. First floor landing, two good sized double bedrooms and shower room. Externally enjoying residents parking area and well-maintained communal garden with patio area and private outlook. Offering no on-going chain. EPC Rating "D." Chain free.

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## Directions

\* Bridgend - 1.4 Miles \* Cardiff - 21.0 Miles \* J36 of the M4 - 4.0 Miles

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## Summary of Accommodation

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### GROUND FLOOR

Accessed via a solid wood door leading to the entrance hallway with carpeted flooring and staircase to the first floor.

Downstairs shower room is fitted with a 3-piece suite comprising of a WC, wash-hand basin and a walk-in shower enclosure with tiled walls and tiled flooring.

The main living room is a spacious reception room with carpeted flooring and windows to the front. Double doors opening to the kitchen/dining room.

The kitchen/dining room is a great sized room with ample space for freestanding dining table and patio doors open out onto a rear patio area. There is carpeted flooring in the dining area and vinyl flooring in the kitchen. The kitchen has been fitted with a range of coordinating wall and base units and complementary work surfaces over with tiled splashbacks, stainless steel sink and drainer and window to the rear. There is space provided for a freestanding fridge freezer, washing machine and oven and hob.

### FIRST FLOOR

The first floor landing offers carpeted flooring and built-in airing cupboard housing the hot water tank.

Bedroom one is to the front of the property and is a superb size main bedroom with carpeted flooring, windows to the front, built-in wardrobes and further alcove for storage.

Bedroom two is a second double bedroom with built-in wardrobes, carpeted flooring and window to the rear.

The shower room is fitted with a 3-piece suite comprising of a shower enclosure, WC and wash-hand basin with vinyl flooring, tiled walls and window to the rear.

### GARDENS AND GROUNDS

No.16 is accessed off Llangewydd road onto a residents parking area with a paved pathway leading to the front door offering a private outlook.

To the rear of the property lies a well-maintained communal garden predominately laid to lawn, enclosed by a variety of shrubs and trees with a patio area.

### SERVICES AND TENURE

The property is Freehold and there are two maintenance agreements with Wales & West Housing Association. The first agreement covers building insurance and routine maintenance to the fabric of the property and to the grounds. This includes; plumbing, electricity, gardening, external decorating and clearing of snow and ice. There is a monthly charge for this agreement which is currently approx. - £188.49 per month

The second agreement covers the risk of major repairs and is paid for by a deferred payment fund. There are no charges upfront or whilst living at the property. When the property is sold, there will be a charge of 0.6% of the purchase price for each year the property is owned.

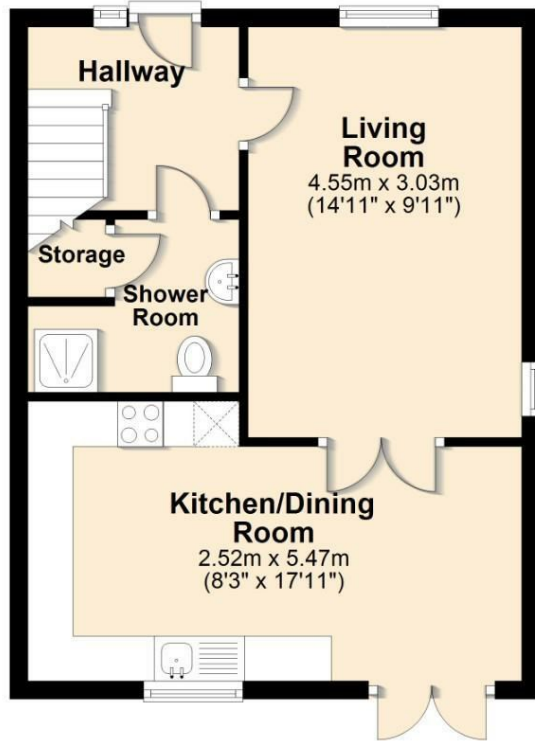
All mains services connected. Freehold.

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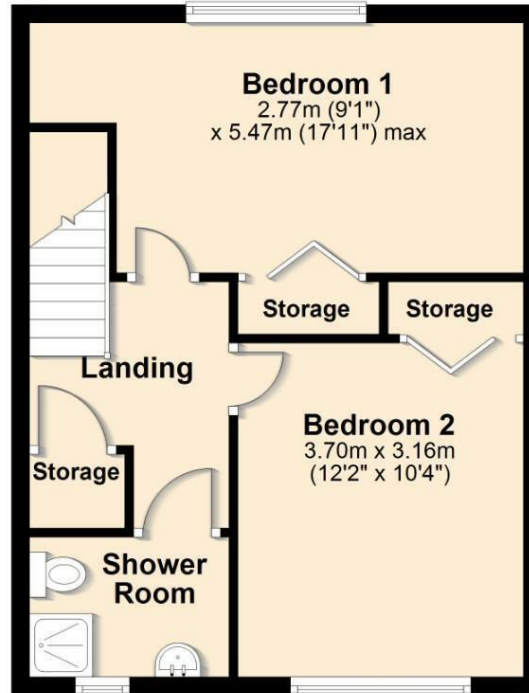
### Ground Floor

Approx. 39.7 sq. metres (427.0 sq. feet)



### First Floor

Approx. 39.7 sq. metres (427.0 sq. feet)

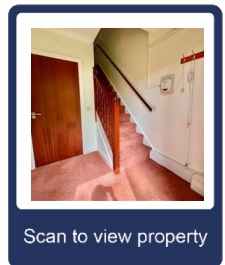


Total area: approx. 79.3 sq. metres (854.0 sq. feet)

All measurements are approximate, and for display purposes only.  
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) <b>A</b>		
(81-91) <b>B</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
	58	77



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