



6, Walters Road
Bridgend, CF31 4HE

Watts
& Morgan



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£435,000 Freehold

4 Bedrooms | 3 Bathrooms | 3 Reception Rooms

Watts & Morgan are delighted to offer to the market a rare opportunity to purchase this art-deco themed 4 bedroom semi-detached property. Situated in a sought after street in Bridgend, being sold with no on-going chain. Conveniently located within walking distance to Bridgend Town Centre. Close to local shops, amenities and Junction 36 of the M4. This spacious accommodation has been tastefully decorated throughout with a beautiful hidden roof terrace. Accommodation comprises; entrance hall, lounge, dining room, open-plan kitchen/living/dining space with bi-folding doors, utility and WC. First floor landing, main double bedroom with en-suite shower room, 3 further double bedrooms, shower room and a family bathroom. Second floor, bar leading out onto a private roof terrace. Externally enjoying a south-facing landscaped garden and a private driveway. EPC Rating; 'E'.

Directions

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Access via a uPVC door with adjacent glazed panels leading into the spacious hallway with carpeted flooring, coved archway and a turn round staircase leading up to the first floor landing. The main lounge is a spacious reception room set over two levels with carpeted flooring and floor to ceiling windows over-looking the rear garden. The lounge features a wall-mounted live flame electric fireplace. The dining room is a further versatile reception room with carpeted flooring and windows to the front. To the rear, the heart of the property, is the open-plan kitchen/living/dining room offering marble-effect porcelain tiled flooring throughout, floor to ceiling windows over-looking the rear garden and bi-folding doors opening out onto a raised patio area. Ample space for freestanding living/dining furniture, recessed spotlighting throughout and a large built-in storage cupboard. The kitchen has been comprehensively fitted with a contemporary range of high-gloss wall and base units with bespoke under cupboard lighting and complementary work surfaces. Integral 'Bosch' appliances to remain include; 5-ring induction hob, oven, grill, extractor fan and dishwasher. Freestanding American fridge/freezer will remain. Space for high stools and breakfast bar. A doorway provides access into the utility and WC. The utility has been fitted with continuation of work surfaces, stainless steel sink and space is provided for multiple appliances with a window over-looking the front. The ground floor WC is fitted with a 2-piece white suite comprising of a low-level WC and wash hand basin.

FIRST FLOOR

The first floor landing offers carpeted flooring and a further staircase leads up to the second floor. Bedroom One is a generous size double bedroom with carpeted flooring, angled bay-windows to the front, windows over-looking the rear and built-in wardrobes leading into an en-suite shower room. The shower room has been fitted with a 3-piece suite comprising of a walk-in shower cubicle, WC and wash hand basin. Also featuring fully tiled walls and flooring, a chrome towel radiator and a window to the rear. A further shower room is accessed off the first floor fitted with a 2-piece suite comprising of a walk-in shower cubicle and a wash hand basin, fully tiled walls and flooring and windows to the front. Bedroom Three situated to the rear of the property, is another generous size double bedroom with carpeted flooring, built-in storage cupboard housing the gas combi boiler and windows to the rear. Bedrooms Two is a further well presented double room with carpeted flooring and built in wardrobes and storage. Bedroom Four, another double bedroom with carpeted flooring and windows to the front. The family bathroom is fitted with a 3-piece comprising of a sunken bath, wall-mounted wash hand basin and WC. Also featuring fully tiled walls and flooring, spotlighting windows to the rear.

SECOND FLOOR

Carpeted staircase leads up to the second floor home bar with windows to the front and rear and a full glazed door giving access out onto the private roof terrace with wide spread views. The roof terrace wraps around the property and offers plenty of space for free standing outdoor furniture.

GARDENS AND GROUNDS

No. 6 is accessed off Walters Road. To the front of the property is a private driveway providing off-road parking for multiple vehicles.

To the rear is a large south-facing landscaped garden with a raised patio area with plenty of space for outdoor furniture and ideal for alfresco entertaining. Steps lead down onto a lawned garden with a range of mature shrubs and woodlands creating privacy leading down to a further decked area. The garden also benefits from a separate outdoor store.

SERVICES AND TENURE

All mains services connected. Freehold.

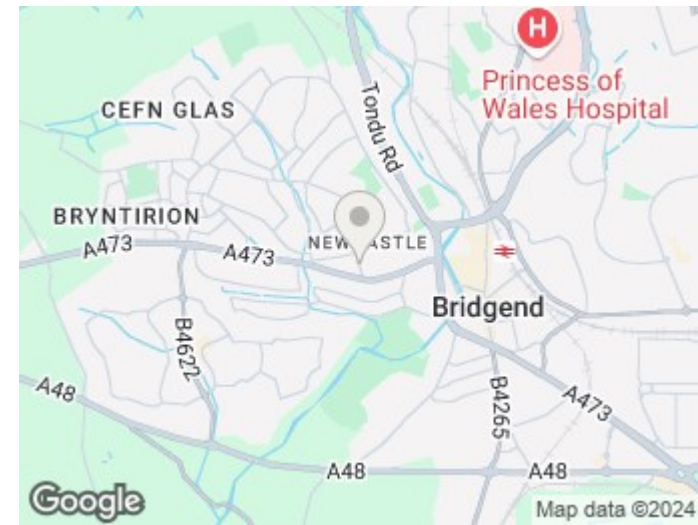
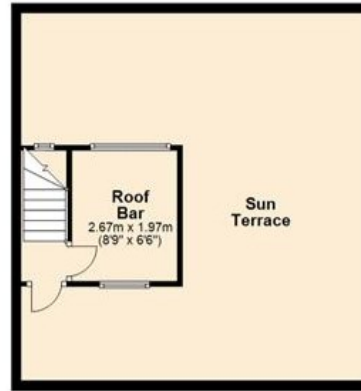


Total area: approx. 183.8 sq. metres (1978.1 sq. feet)

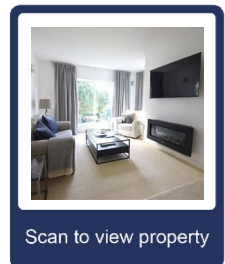
All measurements are approximate and for display purposes only.
Plan produced using PlanUp.



Second Floor
Approx. 7.9 sq. metres (84.8 sq. feet)



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