



6, Waldsassen Road
Bridgend, CF35 5LW

Watts
& Morgan



6, Waldsassen Road

Pencoed, Bridgend CF35 5LW

£249,995 Freehold

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

New to the market. A well proportioned 4 bedroom townhouse situated in a popular development in Pencoed. This ideal first time purchase is being sold with no chain. Located within close proximity to Pencoed Village, local shops, schools and amenities. Just a short drive from Junction 35 of the M4. Accommodation comprises; entrance hall, kitchen/dining room and WC. First floor; 2 double bedrooms, 1 single bedroom and a family bathroom. Second floor; spacious master suite with dressing area and en-suite shower room. Externally the property benefits from 2 allocated parking spaces to the front and a well maintained rear garden. Being sold with no onward chain.

Directions

* Bridgend - 4.0 Miles * Cardiff - 17.5 Miles * J35 of the M4 - 1.0 Mile

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 tiled and carpeted flooring and a staircase rises to the first floor.

The kitchen/dining room benefits from an angled bay window to the front with a built-in seating area with space for a dining table with tiled flooring. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over. Integrated appliances to remain include; 4-ring gas hob with oven, grill and extractor fan and one and a half bowl stainless steel sink. Space is provided for a freestanding fridge/freezer, washing machine and dishwasher.

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 and tiled splash-back.

To the rear is the living room, a great sized reception room with carpeted flooring, windows to the rear and double doors opening out to the rear garden. There is a fitted wood burner with a slate tiled feature wall and a tiled hearth.

The first floor landing offers carpeted flooring, two built-in storage cupboards and all doors lead off.

Bedrooms two is a good sized double bedroom with built in wardrobes and windows to the front. Bedroom three is a third double room with carpeted flooring, built in wardrobes and window to the rear.

Bedroom four is a single room with carpeted flooring and windows to the front.

The bathroom is fitted with a 3-piece suite comprising of a panelled bathtub with overhead shower, a WC and a wash hand basin with wood flooring, partly tiled walls and a window to the front. A carpeted staircase leads up to the second floor.

The second floor leads into the master bedroom, a great sized bedroom with a dressing area, built-in wardrobes, carpeted flooring and windows to both the front and rear aspects. Leading into an en-suite shower room fitted with a 3-piece suite comprising of a shower cubicle, WC and a wash hand basin with tiling to the walls and flooring and a window to the rear.

GARDENS AND GROUNDS

Approached off Waldsassen Road, no. 6 benefits from 2 allocated parking spaces to the front of the property. To the rear is a well maintained fully enclosed garden with an outdoor patio area. The remainder is laid to lawn with an abundance of colourful shrubs and flowers. There is also an outdoor storage shed.

ADDITIONAL INFORMATION

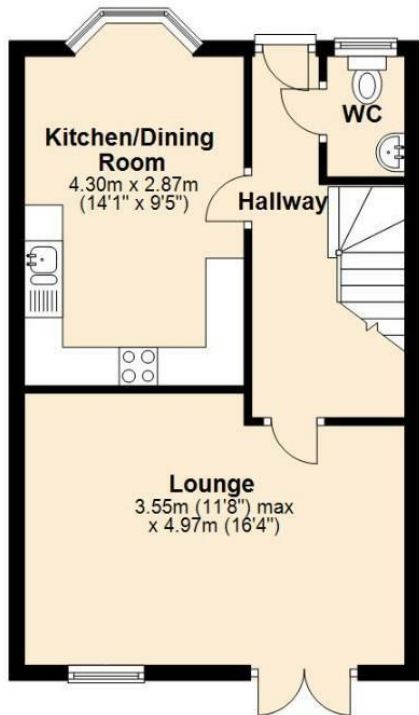
Freehold. All mains services connected. EPC Rating; 'C'. Council Tax is Band 'D'.





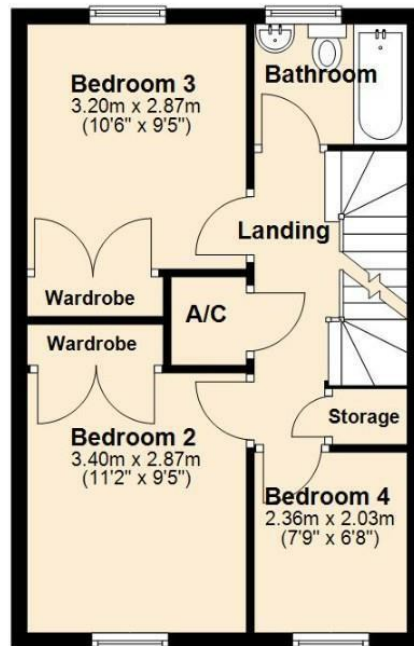
Ground Floor

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



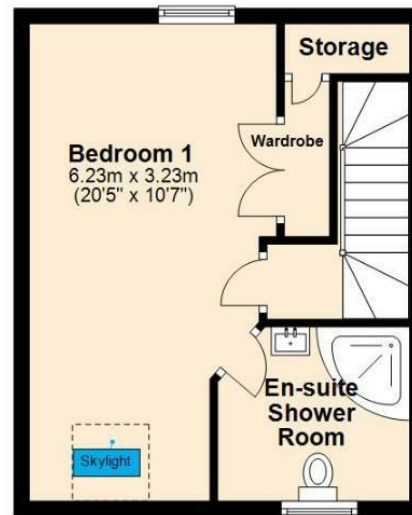
First Floor

Approx. 39.7 sq. metres (427.1 sq. feet)



Second Floor

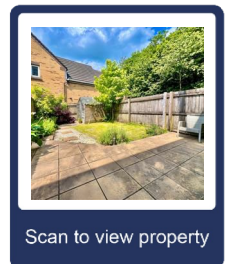
Approx. 31.0 sq. metres (333.3 sq. feet)



Total area: approx. 110.3 sq. metres (1187.5 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B	78	
(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	



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