



63, Trenos Gardens
Bryncae, CF72 9SZ

Watts
& Morgan

63 Trenos Gardens

Llanharan, Bryncae CF72 9SZ

£275,000 Freehold

2 Bedrooms | 1 Bathrooms | 2 Reception Rooms

We are pleased to offer to the market this immaculately presented property. This former 3 bedroom detached bungalow, previously converted to a 2 bedroom detached bungalow including dressing room and situated in a popular area in Llanharan. Being sold with no ongoing chain. This modernised property is within walking distance of Dragon film studios, local shops, amenities and great commuter access via local train station and Junction 35 of the M4. Accommodation comprises of entrance porch, open plan lounge/dining room, kitchen, main double bedroom with dressing area, sun room, further double bedroom, bathroom and separate WC. Externally enjoying a private driveway with off-road parking for one vehicle, single garage (potential to be converted into a 3rd bedroom) and low maintenance rear garden. EPC Rating "D". Chain Free.

Directions

* Cardiff City Centre - 19.5 Miles * Bridgend Town Centre - 6.9 Miles * J35 of the M4 Motorway - 3.1 Miles

Your local office: Bridgend

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Summary of Accommodation

ACCOMMODATION

Accessed via a uPVC front door leading into an entrance porchway with adjacent glazed panel and carpeted flooring.

Internal door leads into a light and spacious open plan living room with neutral décor, newly fitted carpets and an angled bay window to the front.

The inner hallway offers carpeted flooring, access to the loft hatch and two large built-in storage cupboards one housing the gas combi boiler.

The kitchen has been fitted with a range of shaker style coordinating wall and base units and butchers block style work surfaces over. Further offering vinyl flooring, tiled splashbacks and a uPVC window overlooking the side with an obscured uPVC door leading out to the side of the property. Space is provided for a freestanding fridge freezer and space and plumbing provided for a further appliance. Integral appliances to remain include 4-ring ceramic hob, oven, grill and stainless steel sink.

Bedroom one situated to the rear of the property is a wonderful size double bedroom with neutral carpets, windows overlooking the rear and built-in wardrobes and overhead storage. An archway leads into a dressing area with wall to wall fitted wardrobe and drawers. French doors open out into a conservatory/sun room. The sun room offers carpeted flooring, windows to the side and rear and a fully glazed door opening out onto the rear garden.

Bedroom two is a further generous double bedroom with fitted carpets, built-in storage and windows to the rear.

The bathroom has been fitted with a modern 3-piece white suite comprising of a panelled bath with overhead shower fitted, wash-hand basin set within vanity unit. Also benefiting from a chrome towel radiator, vinyl flooring, partly tiled walls and an obscured uPVC window to the side.

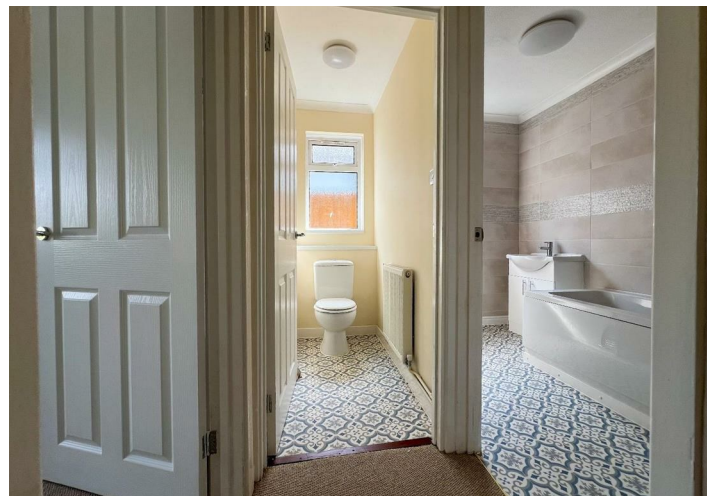
The separate WC benefits from vinyl flooring and an obscured uPVC window to the side.

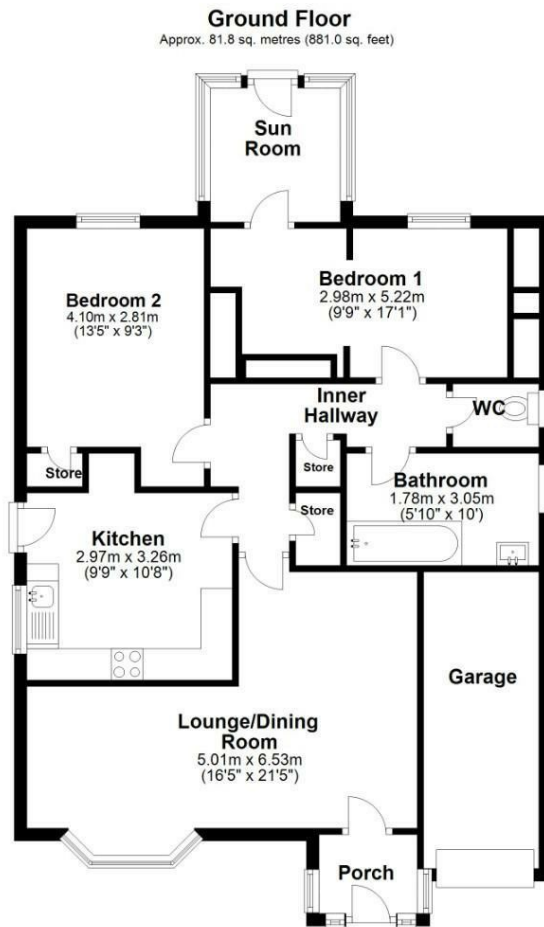
GARDENS AND GROUNDS

Situated in the quiet cul-de-sac of Trenos Gardens the property benefits from a private driveway to the front with off-road parking for one vehicle leading to the single garage. The single garage has potential to be converted into a third bedroom. To the rear of the property is a fully enclosed low maintenance garden laid with patio slabs perfect for outdoor furniture with a range of planted borders with mature shrubs and flowers. There is side access around to the front of the property.

SERVICES AND TENURE

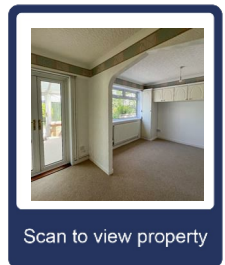
All mains services connected. Freehold. EPC Rating "TBC". Council Tax Band "D".





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) A			85
(81-91) B			
(69-80) C		67	
(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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