



41, Heol Adare
Bridgend, CF32 9EP

Watts
& Morgan

41 Heol Adare

Tondu, Bridgend CF32 9EP

£200,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

New to the market. A well proportioned 3 bedroom detached bungalow being sold with no-onward chain. Situated in Tondu and located within walking distance of local schools, shops, amenities, transport links and offering great access to Bridgend Town Centre and Junction 36 of the M4. Accommodation comprises; entrance hall, lounge, kitchen, 2 double bedrooms, 1 single bedroom and a family bathroom. Externally offering a private driveway, low maintenance front and rear gardens and a single garage.

Directions

* Bridgend town centre - 4.0 Miles * Cardiff - 24.0 Miles *
J36 of the M4 - 1.7 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Access via a fully glazed PVC door into the entrance hallway with carpeted flooring and doors lead off.

The main living room, to the front of the property, is a great sized reception room with windows over-looking the front, carpeted flooring and a central feature fireplace with electric fire.

The inner hallway has built-in storage and access to the loft hatch. Loft hatch has a pull-down ladder and is boarded with potential for conversion.

The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over with tiled splash-backs, tiled flooring, window to the side and a fully glazed PVC door leading out to the driveway.

There is a built-in storage cupboard housing the gas combi boiler.

Bedroom one, to the rear of the property is a double bedroom with carpeted flooring and windows to the rear.

Bedroom two is a second double bedroom with carpeted flooring and a window to the rear.

Bedroom three is a single bedroom with carpeted flooring and a window to the side.

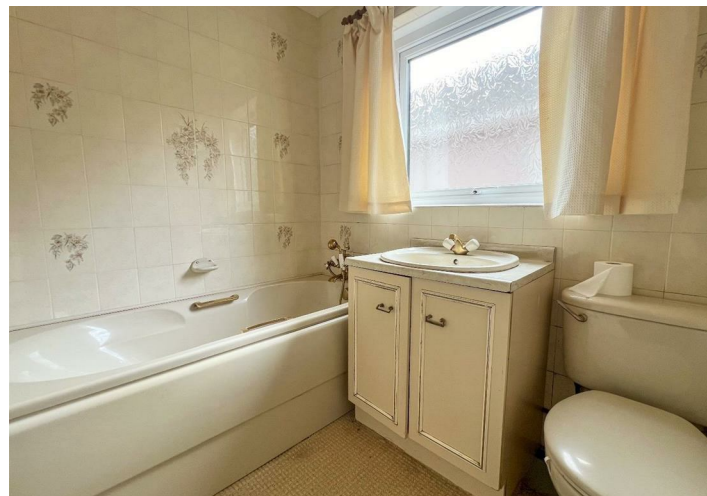
The bathroom is fitted with a 3-piece suite comprising of panelled bath with a free-hand over-head shower, a wash hand basin within unit and a WC. With tiling to the walls, carpeted flooring and an obscured uPVC window to the side.

GARDENS AND GROUNDS

Approached off Heol Adare no. 41 benefits from a private driveway to the side with off-road parking for 2 vehicles. The front garden is laid with patio slabs with shrub borders. The driveway leads down to the single garage with manual up and over door. There is side access to the rear garden from both sides. To the rear is a low maintenance enclosed garden laid with patio slabs backing onto a free-flowing stream behind.

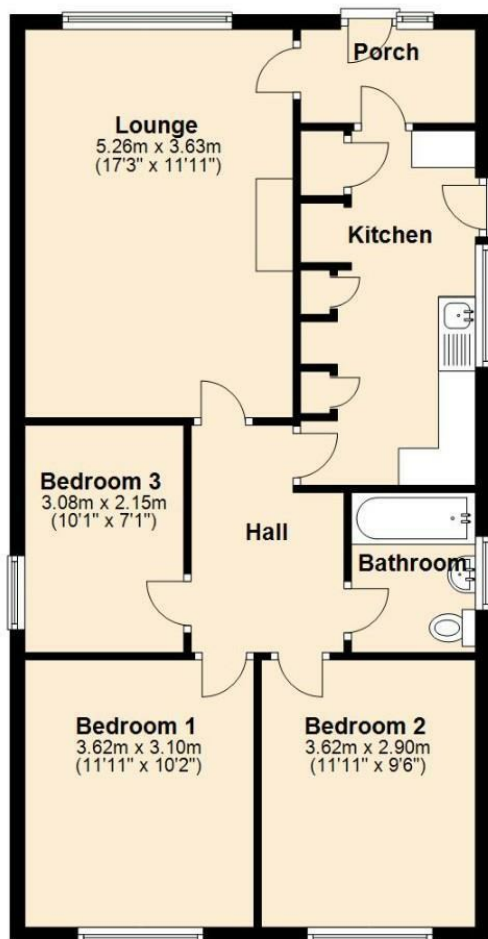
ADDITIONAL INFORMATION

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



Ground Floor

Approx. 74.1 sq. metres (798.1 sq. feet)



Total area: approx. 74.1 sq. metres (798.1 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) A			86
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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