



18, Restway Gardens
Bridgend, CF31 4HY

Watts
& Morgan

18 Restway Gardens

Bridgend CF31 4HY

£140,000 Freehold

2 Bedrooms | 1 Bathrooms | null 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/ dining room, kitchen and ground floor WC. 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.

Directions

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

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

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

The ground floor WC has been fitted with a WC and a wash hand basin. The open plan lounge / dining room has windows overlooking the front, carpeted flooring and a central electric fireplace with hearth and surround. There is ample space for both lounge and dining furniture and patio doors opening out to the communal garden. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over. There is tiling to the walls, window to the rear and vinyl flooring. Integrated appliances to remain include 4-ring electric hob with oven, grill and extractor fan, there is space for a freestanding fridge/ freezer, washing machine and dishwasher.

The first floor landing offers carpeted flooring, built in airing cupboard and a window to the front. Bedroom one is to the rear, a spacious double with built in storage and windows to the rear. Bedroom two is a second double bedroom with carpeted flooring and a window to the front. The shower room has been fitted with a 3-piece suite comprising of a shower cubicle, WC and a wash hand basin, with tiling to the walls and vinyl flooring and a window to the rear.

GARDENS AND GROUNDS

No.18 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.

ADDITIONAL INFORMATION

Freehold. All mains connected. EPC Rating "D". Council Tax band "C".

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. - £232.59 per month

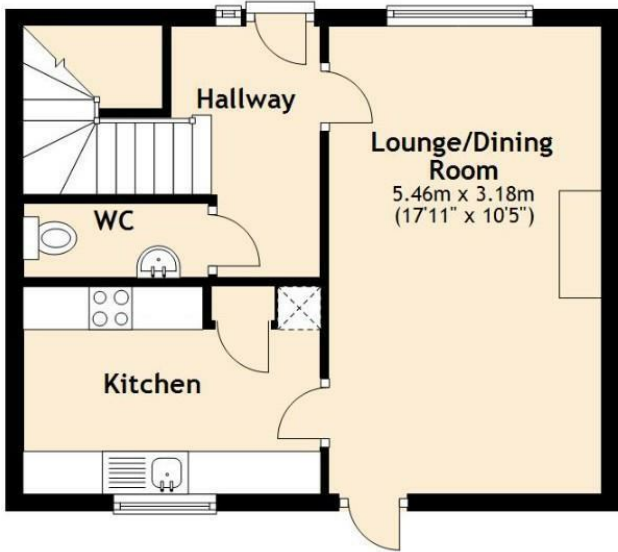
The second agreement covers the risk of major repairs and is paid for by a deferred payment fund. There are no charges upfront or whilst living at the property. When the property is sold, there will be a charge of 0.6% of the purchase price for each year the property is owned.



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.

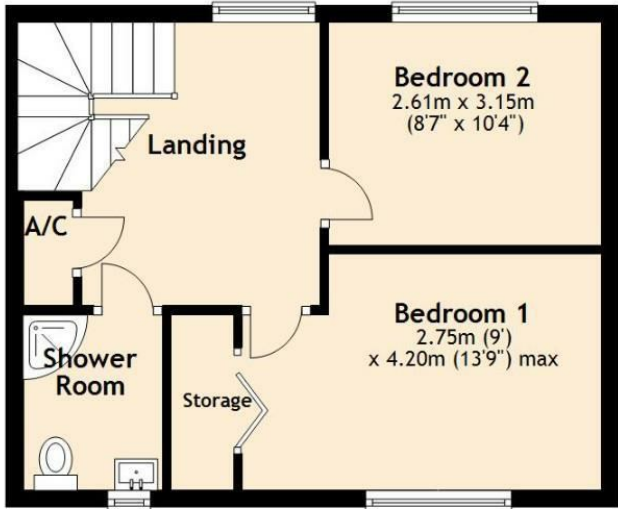
Ground Floor

Approx. 36.9 sq. metres (396.7 sq. feet)



First Floor

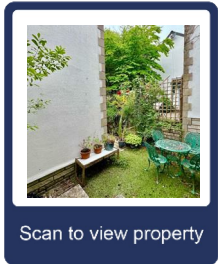
Approx. 36.9 sq. metres (396.7 sq. feet)



Total area: approx. 73.7 sq. metres (793.4 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			
(81-91) B			
(69-80) C			
(55-68) D		55	77
(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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