



8, Coed-Y-Cadno
Bridgend, CF31 4GA

Watts
& Morgan



8, Coed-Y-Cadno

Pen-Y-Fai, Bridgend CF31 4GA

£270,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Watts & Morgan are delighted to offer to market this spacious three bedroom detached family home located in a highly sought after development in Penyfai. Within walking distance to reputable schools, public house and close proximity to Junction 36 of the M4 and Bridgend town centre. Accommodation comprises entrance hallway with WC, lounge/ dining room, conservatory with underfloor heating and kitchen. First floor landing, bedroom one with ensuite, two further bedrooms and a 3-piece family bathroom. Externally offering driveway parking for two vehicles leading to a single detached garage and front and rear gardens. Offering no onward chain. EPC Rating "C".

Directions

* Bridgend - 3.0 Miles * Junction 36 of the M4 - 1.8 Miles *
Cardiff - 21.0 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entrance via a composite glazed door into a welcoming hallway with carpeted staircase to first floor landing with understairs storage cupboard and leads to a 2-piece WC.

The lounge/dining room is a generous size which benefits from a uPVC window to the front of the property, central feature to the room is the gas fire with timber mantle and an arch leading through into the dining room. The dining room is a light and airy reception room with carpeted flooring and double glazed doors leading to the conservatory.

The conservatory overlooks the rear garden and is a tranquil space that benefits from ceramic tiled flooring with under floor heating, electric power points and uPVC double glazed windows and French doors.

The kitchen has been fitted with a range of shaker style wall and base units with integral appliances to include a 4-ring gas hob, oven with extractor fan over, one cupboard houses the 'Worcester gas central heating boiler and space is provided for a washing machine and fridge freezer. Further benefiting from 1½ acrylic sink and drainer unit with mixer tap over, partly tiled walls, uPVC window to rear, vinyl flooring and a partially glazed uPVC door to the side elevation.

The first floor landing provides a loft hatch giving access to the loft space, airing cupboard houses the hot water tank with shelving for storage and a uPVC window to the side elevation.

Bedroom one is a delightful sized double room benefiting from carpeted flooring, uPVC window overlooking the rear garden and ample space for wardrobes and leads into a 2-piece ensuite shower room comprising wash-hand basin and single shower cubicle fully tiled with electric shower over.

Bedroom two is a further double room with plenty of space for wardrobes and benefiting from carpeted flooring and a uPVC double glazed window overlooking the front aspect.

Bedroom three is a generous single room with space for wardrobes and benefits from carpeted flooring and a uPVC window to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising a panelled bath with hand-held shower mixer tap, wash-hand basin and WC. The bathroom further benefits from partly tiled walls, obscured uPVC window to the rear elevation and shaver power socket.

GARDENS AND GROUNDS

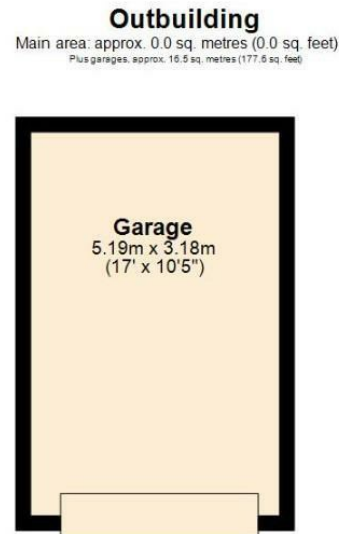
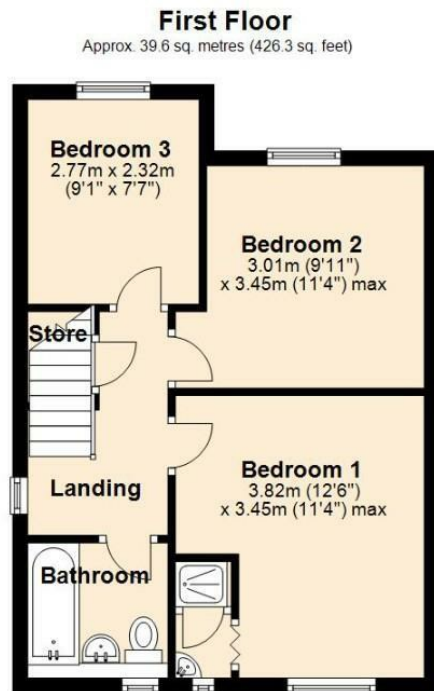
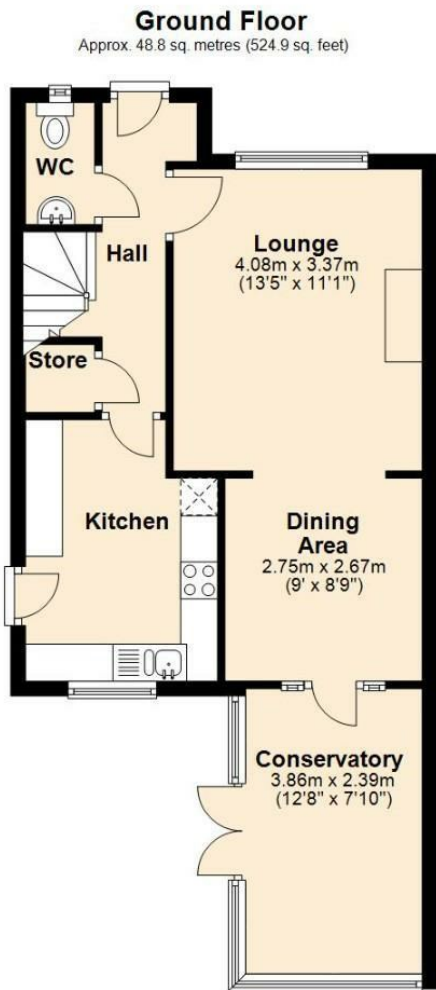
No.8 Coed Y Cadno is accessed via a tarmac driveway leading to a detached garage which benefits from a pitched roof and full power supply comfortably parking 2 cars. The front garden features chippings and patio slabs and is enclosed with mature shrubs and a hedge. The rear landscaped garden is enclosed via a timber fence with a patio area and chippings ideal for garden furniture, There is also side access that leads to the driveway and garage.

SERVICES AND TENURE

Mains connected.

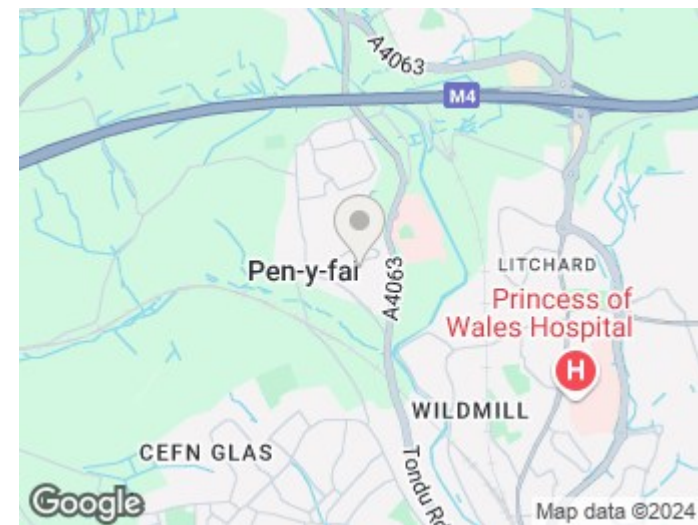
Freehold



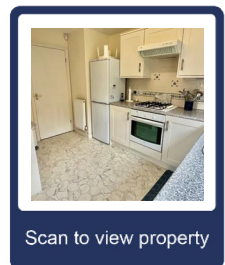


Main area: Approx. 88.4 sq. metres (951.2 sq. feet)
Plus garages, approx. 16.5 sq. metres (177.6 sq. feet)

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		83
(81-91) B		
(69-80) C	69	
(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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