



9, The Retreat
Bridgend, CF31 3NU

Watts
& Morgan



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£399,950 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

New to the market. A rare opportunity to acquire this 4 double bedroom detached property situated in a sought-after location in the south side of Bridgend. The property is in need of renovations. Located just a short walk from reputable schools, Newbridge Fields, Bridgend Town Centre and close proximity to Junction 36 of the M4. Accommodation comprises; entrance hall, lounge/dining room, kitchen/breakfast room, WC, utility and sitting room. First floor; main bedroom with walk-in wardrobe and en-suite shower room, 3 further double bedrooms and a family bathroom. Externally offering a private driveway, a single garage and an enclosed rear garden. Being sold with no onward chain. EPC Rating; 'D'.

Directions

Bridgend town centre - 1.2 Miles Cardiff - 22.0 Miles J36 of the M4 -3.6 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Accessed via a PVC front door into the entrance hallway with carpeted flooring and staircase up to the first floor.

The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and a wall-mounted wash hand basin with tiling to the walls and flooring and a window to the side.

To the front is the open-plan lounge/dining room. It is a spacious L-shaped room with carpeted flooring, a large bay window to the front and a feature wood panelled wall leading around to the dining area with continuation of carpeted flooring and a window looking out to the rear garden.

The open-plan kitchen/breakfast room is fitted with a range of coordinating base units with work surfaces over with tiled flooring, partly tiled walls, two built-in storage cupboards and windows over-looking the rear garden. There is a dual bowl stainless sink and space for freestanding appliances. Leading into a utility area with a door leading out to the rear garden, wall unit and a door providing access into the garage.

Leading from the dining area, there is a further door leading out to the side of the property and access to the sitting room with tiled flooring, a window to the front and access to the loft hatch.

The first floor landing has carpeted flooring, an obscured window to the side looking into bedroom one, access to the loft hatch and all doors lead off.

Bedroom one is a superb sized main bedroom with vaulted ceiling, feature windows to the front, carpeted flooring and two large walk-in wardrobes. There is an en-suite WC fitted with a 3-piece suite comprising of a WC, bidet and a wash hand basin with carpeted flooring and a window to the side. There is a separate shower with an electric over-head shower with tiled wet areas.

Bedroom two is another good sized double bedroom with built-in wardrobes and a window to the front. Bedroom three is a third double bedroom with built-in wardrobes and windows to the front. Bedroom four is a fourth double bedroom with built-in wardrobes with a dressing area with windows over-looking the rear garden. The family bathroom is fitted with a 3-piece suite comprising of a bathtub with an over-head shower and glass screen, WC and a wash hand basin. With tiling to the walls and flooring and a window to the rear.

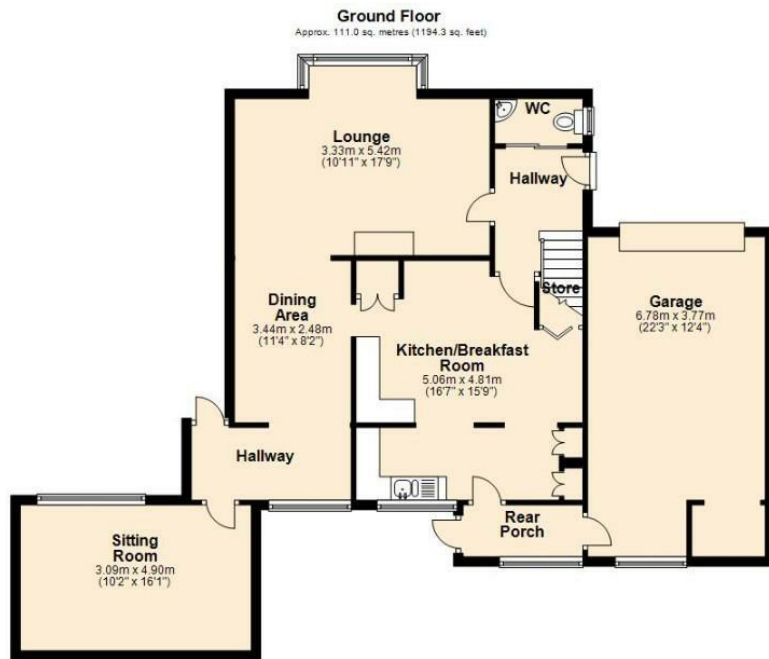
GARDENS AND GROUNDS

No. 9 is approached off the quiet cul-de-sac of The Retreat set in a desirable corner position with a driveway to the front with off-road parking leading to the single garage with power supply and manual door. There is a side patio with access around to the rear garden. To the rear is an enclosed lawned garden.

SERVICES AND TENURE

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





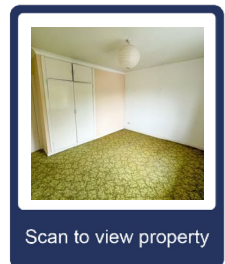
Total area: approx. 203.9 sq. metres (2194.9 sq. feet)

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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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