



Watts & Morgan
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For Sale

149

149, Oaklands Road
Bridgend, CF31 4SX

Watts & Morgan



149, Oaklands Road

Bridgend CF31 4SX

£260,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A GUIDE PRICE OF £260,000-£270,000.

A spacious 3 bedroom semi-detached property situated in a popular location in Bridgend, situated conveniently within walking distance of local shops, amenities, Newbridge Fields and Bridgend Town Centre. Close proximity to Junction 36 of the M4 Motorway. The property has been re-wired throughout and has recently had a new modern bathroom fitted. Accommodation comprises; entrance hall, lounge/ dining room, sitting room, kitchen/breakfast room and utility/WC. First floor; 3 generous double bedrooms, office and a modern family bathroom. Externally enjoying a private driveway leading to single garage and rear enclosed garden. EPC Rating; "D"

Directions

* Bridgend Town centre- 1.5 Miles * Cardiff city centre- 22.5 Miles * J36 of the M4- 3.5 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Access via a uPVC door leading into a spacious hallway with carpeted flooring, under-stairs storage cupboard and a staircase up to the first-floor landing. The lounge / dining room is a generous reception room with original parquet wood block flooring, bay window over-looking the front and a central feature exposed fireplace. There is a feature picture window into the hallway. The sitting room is a generous second reception room with carpeted flooring and a bay window over-looking the rear garden. There is a central fireplace. The kitchen/breakfast room has been comprehensively fitted with a range of wall and base units and complementary laminate work surfaces. Ample space for freestanding breakfast table and freestanding appliances. Further features include tiled flooring, a window over-looking the rear garden, a door providing access into a utility area. The utility area is fitted with work surfaces and plumbing is provided for appliances with a separate WC. A courtesy door leading out onto the rear garden.

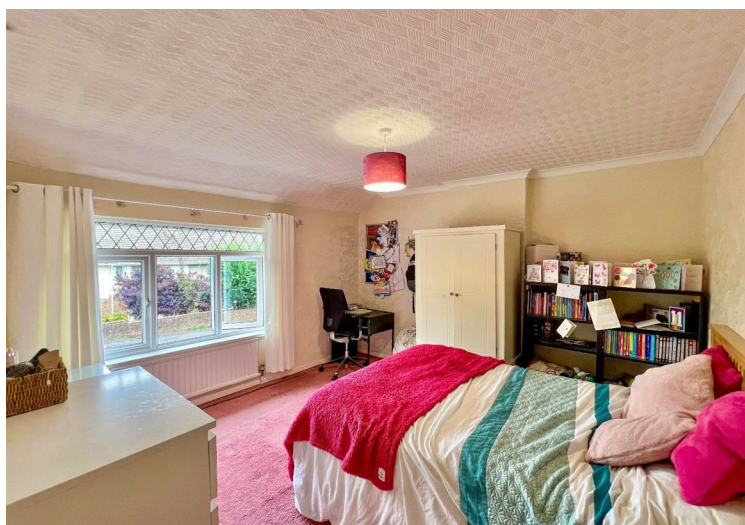
The first-floor landing offers carpeted flooring and provides access to the loft hatch. A built-in storage cupboard houses the gas boiler. Off the first-floor landing is an ideal home office or large walk-in storeroom. Bedroom one is a superb sized main room with carpeted flooring and window to the rear. Bedroom two is a second generous bedroom with carpeted flooring and a window to the front. The third double bedroom has carpeted flooring and a window to the rear. The family bathroom has been recently fitted with a modern 3-piece suite comprising of a panelled bath with overhead shower and glass screen, WC and a wash hand basin set within a vanity unit. The bathroom has two windows to the side, laminate flooring and panelled walls. There is a chrome towel rail and recessed spot lighting.

GARDENS AND GROUNDS

No. 149 is accessed off Oaklands Road. There is a private driveway to the front of the property providing off-road parking for multiple vehicles. The driveway leads down to the single garage with power supply. To the rear of the property is an enclosed lawned garden with a water feature and a patio area with a raised decked area ideal for outdoor furniture.

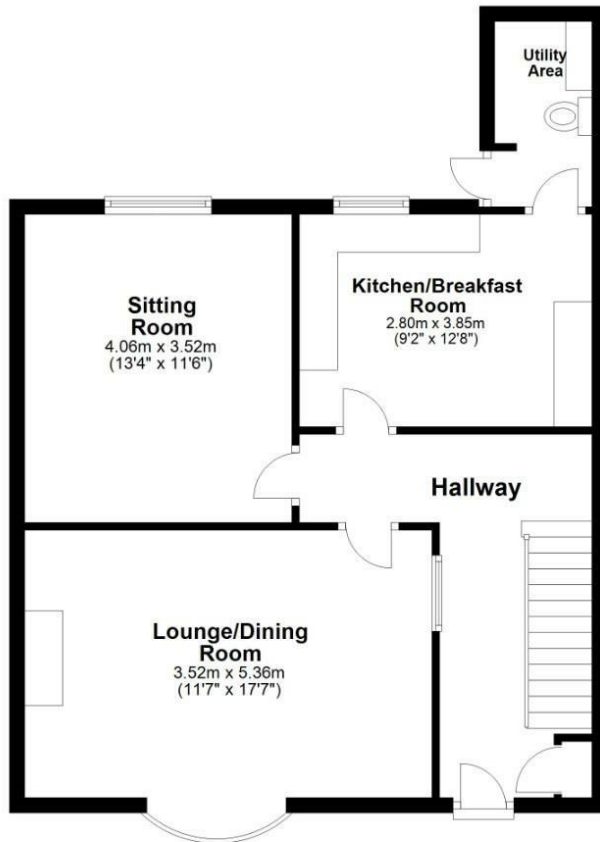
ADDITIONAL INFORMATION

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



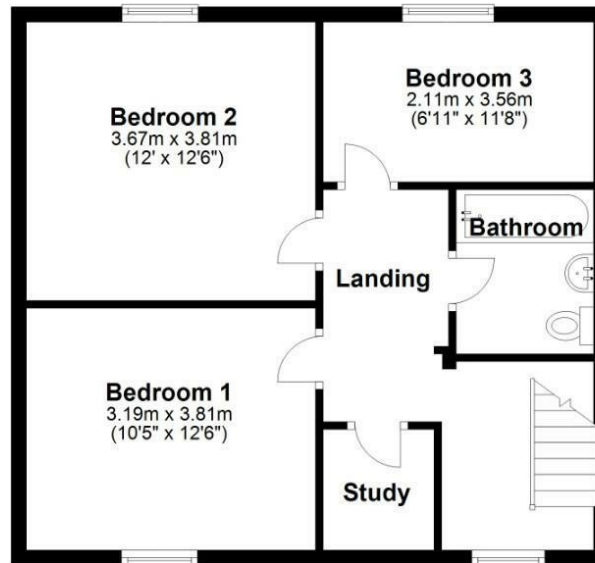
Ground Floor

Approx. 58.7 sq. metres (631.9 sq. feet)



First Floor

Approx. 51.9 sq. metres (559.1 sq. feet)

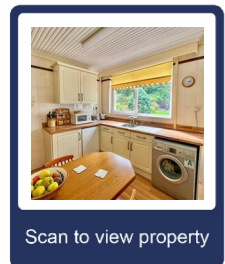


Total area: approx. 110.6 sq. metres (1191.0 sq. feet)

Plan produced by Watts & Morgan LLP.
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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		57	78
England & Wales		EU Directive 2002/91/EC	





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