



13, Gelli Wen
Bridgend, CF31 5AL

Watts
& Morgan



13, Gelli Wen

Bridgend CF31 5AL

£379,950 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

£379,950 - £390,000 GUIDE PRICE

Chain Free, This four bedroom detached property has been refurbished to a high standard, benefits from contemporary open plan living downstairs to include added entertainment wall in the main lounge, an extended sun room to include a lantern roof and bi-folding doors, plus one of the double garages has been converted to a 2nd lounge area, upgraded bathrooms and kitchen, situated on a corner plot double driveway to front, garage and private enclosed landscaped low maintenance rear garden.

Located in a great location just a short walk from the shopping precinct with local pubs, restaurants, shops and schools. Just a short walk from Newbridge Fields, Bridgend Town Centre and a close proximity to Junction 36 of the M4.. EPC Rating "C".

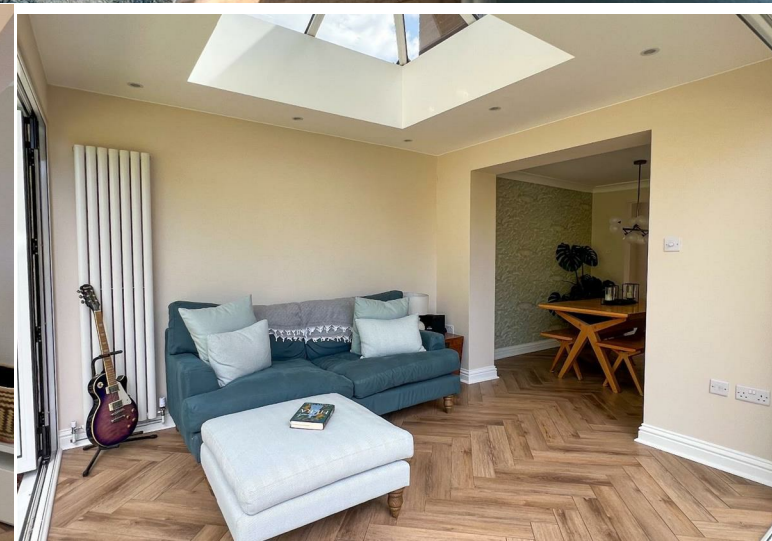
Directions

* Bridgend - 2.0 Miles * Cardiff - 22.0 Miles * J36 of the M4 -4.0 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a composite front door into the entrance porch with an internal door leading to the main hallway. To the front of the property is the living room, a wonderful size reception room with a bay window to the front and a bespoke media wall with recess for TV, gas live flame fire and built-in shelving with recessed lighting. There is an opening leading into the open plan kitchen/dining room. Benefits from oak effect LVT flooring. The sitting room is a great size second reception room with carpeted flooring and windows to the front. The open plan kitchen/dining room has ample space for a dining table leading into the sunroom. The kitchen has been fitted with a range of coordinating wall and base units with complementary laminate work surfaces over with tiled flooring, tiled splashbacks and two sets of windows overlooking the rear garden. Integrated appliances to remain include freestanding range oven with 5-ring gas hob (oven to remain by negotiation) and extractor fan, integrated fridge/freezer, integrated dishwasher and 1¼ bowl stainless steel sink with drainer. There is a door providing access into the garage. The utility has been fitted with wall and base units with work surfaces over, tiled flooring, space and plumbing is provided for two appliances and houses the gas boiler. There is a composite stable style door out to the rear garden. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and wash-hand basin set within unit with work surfaces, tiled flooring and a window to the side. The sun room is a great addition with two sets of aluminium bi-folding doors with integrated blinds opening out to the rear garden creating the perfect indoor/outdoor living with LVT flooring and a lantern ceiling with recessed spotlighting.

The first-floor landing offers carpeted flooring and access to the loft hatch. Bedroom one is to the front of the property and is a great size main bedroom with carpeted flooring, windows to the front leading into a contemporary ensuite shower room fitted with a 3-piece suite comprising of a shower enclosure, WC and wash-hand basin with tiled flooring, tiling to the walls and window to the front. Bedroom two is a second double bedroom with two sets of built-in wardrobes, carpeted flooring and windows to the rear. The third double bedroom benefits from carpeted flooring and windows to the front. Bedroom four is a comfortable single room with carpeted flooring and windows 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 a glass screen, WC and a wash-hand basin set within unit with solid work surfaces over with tiled flooring, tiling to the walls, chrome towel radiator and window to the rear.

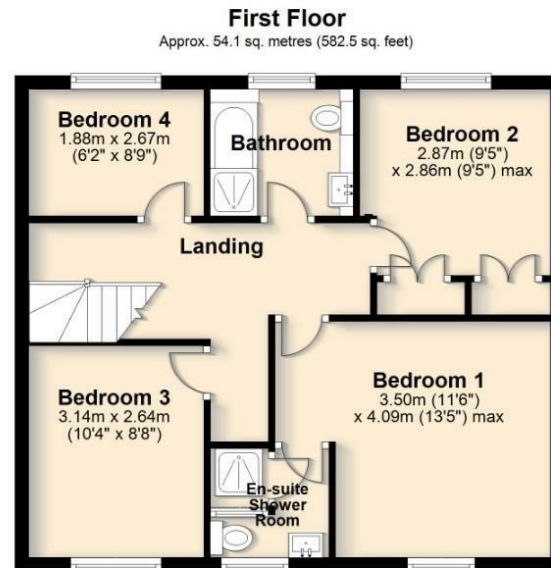
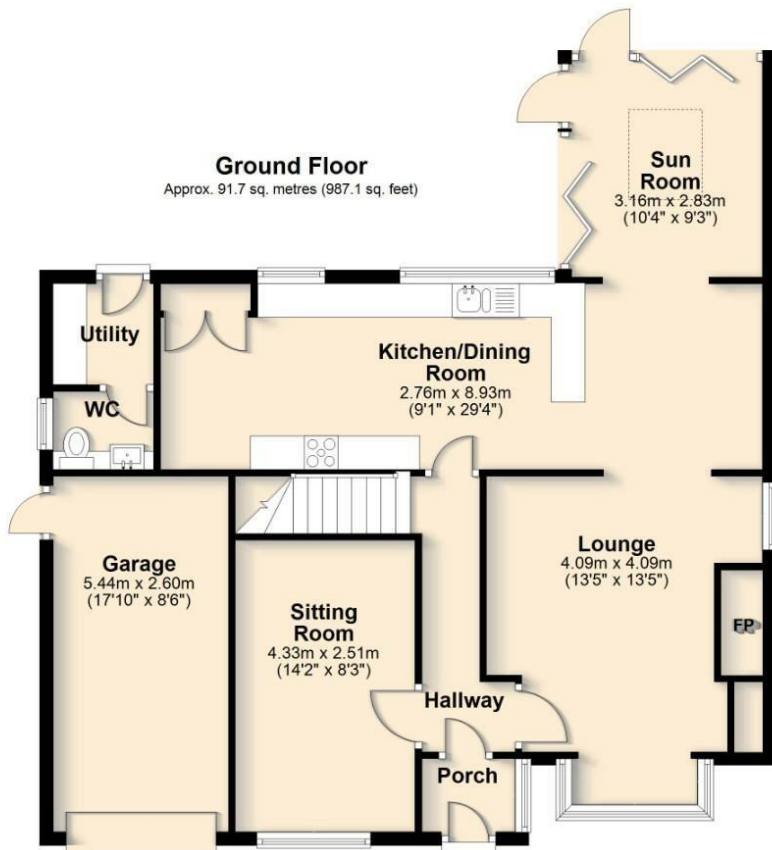
GARDENS AND GROUNDS

Approached off Gelli Wen No.13 benefits from a generous corner position with a private driveway to the front with off-road parking for two vehicles in front of a single garage with manual up and over door and power supply. To the rear of the property is a well presented landscaped garden predominantly laid with artificial grass with a patio section and a raised decked seating area perfect for outdoor furniture. There is an outdoor storage shed, water taps and power sockets. There is a range of tall plants, mature shrubs and flowers creating a private aspect. A gate provides side access around to the front of the property.

ADDITIONAL INFORMATION

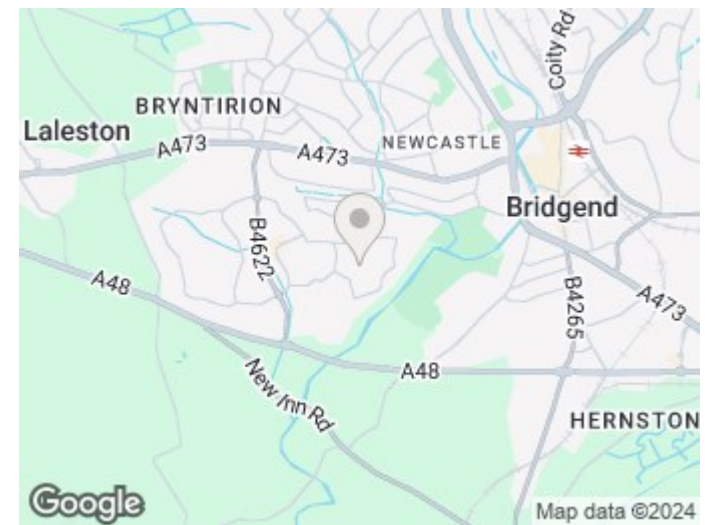
Freehold. All mains services connected. EPC Rating "C". Council Tax Band "E".



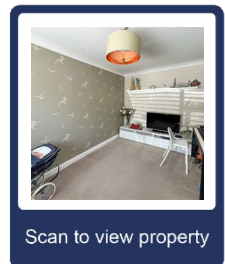


Total area: approx. 145.8 sq. metres (1569.6 sq. feet)

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	81
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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