



10, Ffordd Yr Afon
Bridgend, CF32 9HG

Watts
& Morgan

10 Ffordd Yr Afon

Brynmenyn, Bridgend CF32 9HG

£240,000 Freehold

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

****GUIDE PRICE £240,000 - £250,000 ****

Enjoy a piece of tranquility, with frontal riverbank views and private enclosed rear garden giving rear access to garage, close to amenities in this four-bedroom mid terraced town house, within close proximity to local primary and secondary schools with the M4 motorway and Train station being close by for regular commuters. Accommodation comprises of; entrance hallway, downstairs WC, living room with patio doors out to the rear garden and a kitchen/dining room. To the first floor there is a family bathroom, two double bedrooms with built in wardrobes and a single bedroom. To the second floor is the master bedroom with built in wardrobes and ensuite. Externally there is an enclosed rear garden which is mainly laid to lawn, there is also allocated parking with a garage.

Directions

* Bridgend town centre - 3.5 Miles * Cardiff city centre -22.0 Miles * J36 of the M4 - 2.5 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a uPVC front door into the entrance hallway with solid wood flooring and carpeted staircase to the first floor.

The kitchen/dining room benefits from a bay window to the front with ample space for dining table with continuation of the wood flooring. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over with space provided for a freestanding fridge freezer and further appliance. There is an integrated 4-ring gas hob with oven and grill, extractor fan and a stainless steel sink with drainer.

The downstairs cloakroom is fitted with a 2-piece suite comprising of a WC and wash-hand basin with tiling to the walls and flooring and a window to the front. To the rear is the living room it is a great size reception room with a central feature fireplace with hearth and surround with gas fire. Continuation of solid wood flooring, window to the rear garden and patio doors out to the rear garden.

The first floor landing offers carpeted flooring, two built-in storage cupboards and staircase to the second floor. Bedroom four is a single bedroom with carpeted flooring and window to the rear. Bedrooms two and three are both double bedrooms with carpeted flooring and built-in wardrobes.

The family bathroom is fitted with a 3-piece suite comprising of a panelled bath with overhead shower, WC and wash-hand basin with tiling to the walls and flooring and window to the front.

The second floor leads into the master suite, it is a great size main bedroom with solid wood flooring, windows to the front and rear aspects, built-in wardrobes leading into an ensuite shower room. The ensuite is fitted with a 3-piece suite comprising of a corner shower enclosure, WC and wash-hand basin with tiling to the walls and flooring and window to the rear.

GARDENS AND GROUNDS

Approached off Ffordd Yr Afon No.10 benefits from a picturesque position overlooking the river. A footpath leads to the front door. There is a private driveway in front of a single garage with manual door and off-road parking. To the rear of the property is an enclosed garden with an abundance of tall trees and woodland predominately laid with lawn with a patio area and a gate providing rear access.

ADDITIONAL INFORMATION

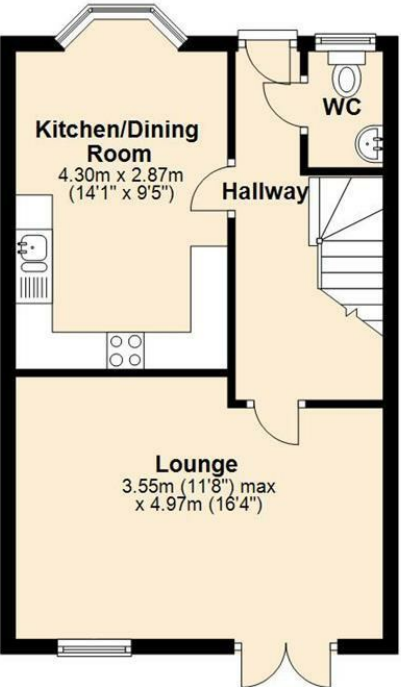
Freehold property. Council tax band "D" EPC Rating "C".



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.

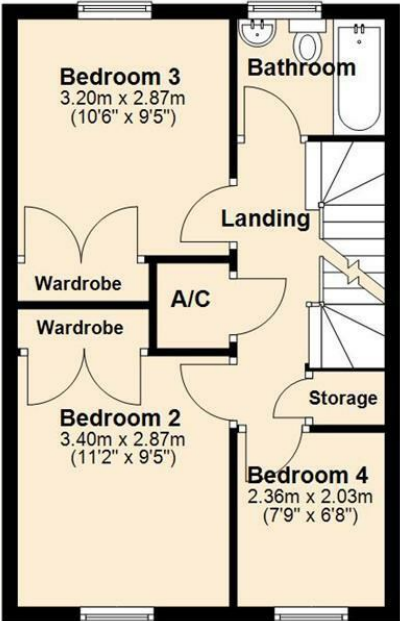
Ground Floor

Approx. 39.7 sq. metres (427.0 sq. feet)



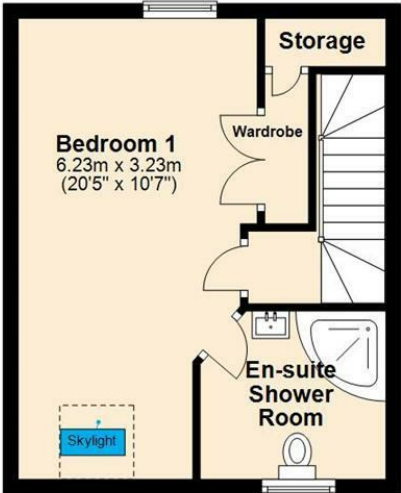
First Floor

Approx. 39.7 sq. metres (427.1 sq. feet)



Second Floor

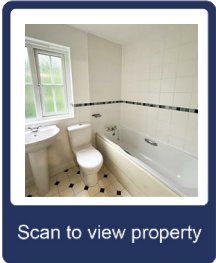
Approx. 31.0 sq. metres (333.3 sq. feet)



Total area: approx. 110.3 sq. metres (1187.5 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			77 87
(81-91) B			
(69-80) C			
(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	



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