



5, The Retreat
Bridgend, CF31 3NU

Watts
& Morgan



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Bridgend CF31 3NU

£375,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

GUIDE PRICE £375,000 - £400,000

A well-proportioned three bedroom detached property situated in a sought-after location in the south side of Bridgend. Being sold with no onward chain. The property is located just a short walk from Newbridge Fields, Bridgend Town Centre, reputable schools and local amenities. Accommodation comprises of entrance hall, lounge, dining room/sitting room, kitchen/breakfast room, WC and utility. First floor landing, three good size bedrooms and a family bathroom. Externally offering a private driveway, single garage with electric door, front garden and a well maintained rear garden. Chain Free. EPC Rating "E".

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

Entered via a uPVC front door into the entrance hallway with carpeted flooring and stairs leading to the first floor. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and wash-hand basin within unit with tiling to the floor and window to the side. To the front of the property is the main living room, it is a great size reception room with a bay window to the front and a feature exposed stone wall with open fireplace there is carpeted flooring and double doors opening out into the dining room. The dining room/sitting room benefits from carpeted flooring, exposed brick archway leads into a sitting room with both ample space for dining and lounge furniture with sliding doors opening out onto the rear garden.

The kitchen/breakfast room has been fitted with a range of coordinating oak wall and base units with complementary work surfaces over. There is a built-in pantry cupboard and further storage cupboards and ample space for a dining table. The kitchen has tiled flooring throughout. Integrated appliances include 4-ring gas hob, oven, grill and extractor fan and dishwasher. There is a window overlooking the rear garden. Kitchen leads into an outer hallway with tiled flooring and uPVC door out to the rear garden and houses the wall mounted gas boiler.

The utility room has space and plumbing provided for multiple appliances with tiled flooring and a window to the rear. There is a door providing access into the garage.

The first floor landing offers carpeted flooring and all doors lead off. There is a feature stained glass window to the side. Bedroom one is to the front of the property and is a double bedroom with carpeted flooring, built-in wardrobes and drawers and windows to the front. Bedroom two is a second double bedroom with carpeted flooring, built-in wardrobes and drawers and windows to the front. Bedroom three benefits from carpeted flooring and built-in wardrobes and storage with a window to the rear. The bathroom is fitted with a 3-piece suite comprising of a double walk-in shower enclosure, WC and wash-hand basin with tiling to the walls and flooring and window to the rear.

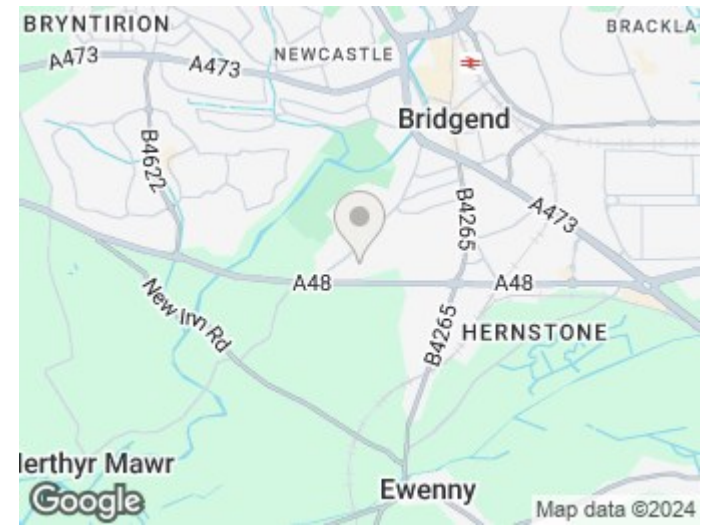
GARDENS AND GROUNDS

Approached off the quiet cul-de-sac of The Retreat No.5 benefits from a private block pavia driveway to the front with off-road parking for numerous vehicles. There is side access around both sides to the rear garden. The front garden is predominantly laid to lawn with tall plants and shrubs. To the rear is an enclosed well presented garden with a spacious patio area ideal for outdoor furniture, the remainder is laid to lawn with an abundance of tall mature shrubs and flowers. There is an outdoor summerhouse and outdoor power supply and water tap.

ADDITIONAL INFORMATION

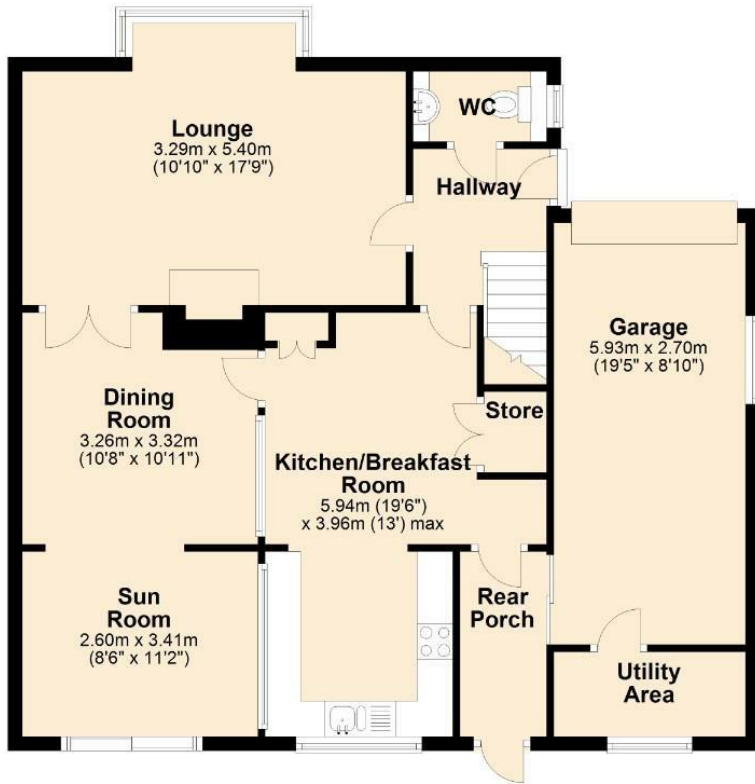
Freehold. All mains connected. EPC Rating "E". Council Tax Band "F".





Ground Floor

Approx. 90.2 sq. metres (971.2 sq. feet)



First Floor

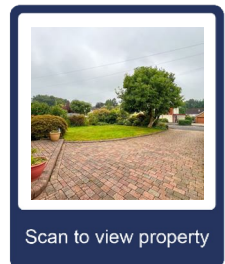
Approx. 50.0 sq. metres (538.5 sq. feet)



Total area: approx. 140.3 sq. metres (1509.6 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		69
(55-68) D		
(39-54) E	50	
(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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