



12, Tynton Road
Bridgend, CF31 4JF

Watts
& Morgan

12 Tynton Road

Bridgend CF31 4JF

£165,000 Freehold

4 Bedrooms | 2 Bathrooms | null Reception Rooms

New to the market a spacious four bedroom semi-detached property in need of refurbishment and offering a lot of potential. The property is located within walking distance of Bridgend Town Centre, local shops, schools and amenities. Offering great access to Junction 36 of the M4. This extended property comprises of entrance porch, lounge, sitting room/dining room, kitchen/breakfast room, hallway, utility area, WC, ground floor bedroom and a ground floor shower room. First floor landing, two double bedrooms, one single bedroom and a family bathroom. Externally enjoying a private drive to the front, enclosed rear garden with outdoor store/workshop. EPC Rating "E".

Directions

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entrance is through a uPVC door into the entrance porch with a door leading into the front living room with an angled bay window and a staircase rising to the first floor and carpeted flooring. The dining room/sitting room is a versatile second reception, a great size room with carpeted flooring and a window to the side. The kitchen/breakfast room has been fitted with a range of coordinating wall and base units with complementary work surfaces over with tiled flooring, tiled splash-backs, stainless steel sink and a window to the rear. There is ample space for a dining table and the kitchen also houses the gas boiler. Integrated appliances to remain include fridge freezer, oven, grill, 4-ring hob and extractor fan. The kitchen/breakfast room leads to the outer hallway with tiling to the walls and flooring and a uPVC door out to the front of the property and a further uPVC door out to the rear garden. The ground floor WC is fitted with a WC. The utility area has wall and base units with work surfaces over. The ground floor bedroom has carpeted flooring and a window to the side. The ground floor shower room offers tiling to the walls and flooring, walk-in shower, WC and wash-hand basin with a window to the rear.

The first floor landing offers carpeted flooring and access to the loft hatch. Bedroom one is to the front of the property with carpeted flooring and windows to the front. Bedroom two has built-in wardrobes, carpeted flooring and windows to the rear. Bedroom three is a single room with carpeted flooring and window to the front. The bathroom is fitted with a 3-piece comprising of a bath with overhead shower, WC and wash-hand basin with tiling to the walls and window to the rear.

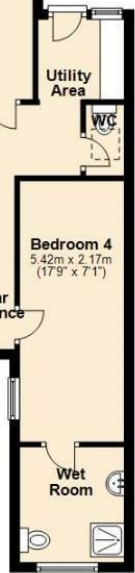
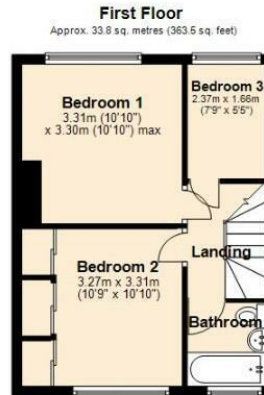
GARDENS AND GROUNDS

Approached off Tynton Road No.12 benefits from a drive to the front with off-road parking for one vehicle with a path leading down to the front door. To the rear of the property is a great sized garden with a spacious patio area with abundance of colourful shrubs. There is a large outdoor store/workshop and a covered sheltered area.

ADDITIONAL INFORMATION

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



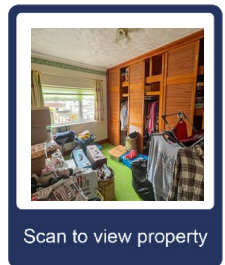


Total area: approx. 113.4 sq. metres (1220.1 sq. feet)

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

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		49	
(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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