



49, Maes Y Rhedyn  
Bridgend, CF31 4FD

Watts  
& Morgan



# 49, Maes Y Rhedyn

Cefn Glas, Bridgend CF31 4FD

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**£250,000 Freehold**

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

Nearly new detached house situated on a small modern development, close to local schools, shops and easy road links to motorway and Bridgend town centre. Enjoy a private tree lined rear garden with patio and lawn areas, long driveway to side of property. This property needs to be viewed to fully appreciate the well planned accommodation to include entrance hallway, separate lounge, kitchen, dining room, downstairs WC, main bathroom and en-suite off the largest bedroom, with two further good size bedrooms. EPC Rating ' B'

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## Directions

\* Bridgend Town Centre - 3.4 Miles \* Cardiff City Centre - 22.5 Miles \* J36 of the M4 Motorway - 4.5 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Access via a PVC front door leading into a welcoming entrance hallway with laminate flooring, built-in storage and carpeted staircase winding up to the first floor.

The ground-floor cloakroom/WC is fitted with a 2-piece suite comprising of a WC and wash hand basin and window to the side.

To the front of the property is the main living room, a good size reception room with carpeted flooring and windows over-looking the front. A door leads into the kitchen/dining room.

The open-plan kitchen/dining room is a wonderful sized room perfect for entertaining with plenty of space for a freestanding dining table, windows over-looking the rear and patio doors opening out to the rear garden. Double doors open out into a storage/utility area with work surfaces. Space and plumbing is provided for two appliances. The kitchen has been comprehensively fitted with a range of contemporary high gloss coordinating wall and base units and complementary work surfaces over with laminate flooring, partly tiled splash-backs and a stainless steel sink. Integral appliances to remain include; 4-ring gas hob with oven, grill and extractor hood, fridge/freezer and dishwasher.

The first floor landing offers carpeted flooring, double built-in storage cupboard, built-in airing cupboard and access to the loft hatch.

Bedroom one, to the front of the property, offers carpeted flooring, windows over-looking the front and built-in wardrobes. Leading into an en-suite shower room which has been fitted with a 3-piece suite comprising of a shower enclosure with tiled wet areas, WC, wash hand basin and laminate flooring.

Bedroom two is a further good sized double bedroom with carpeted flooring and windows over-looking the rear.

Bedroom three is a larger than average third bedroom with carpeted flooring and windows to the rear.

The bathroom has been fitted with a 3-piece white suite comprising of a panelled bathtub, wash hand basin and WC. Also benefits from laminate flooring, partly tiled walls and windows to the front.

### GARDENS AND GROUNDS

Approached off Maes Y Rhedyn, the property benefits from a private driveway to the side of the property with off-road parking for up to three vehicles. To the rear of the property is a fully enclosed tiered garden with a raised patio area, perfect for outdoor furniture. Steps lead down to a lower enclosed lawned section backing onto woodland behind creating privacy.

### ADDITIONAL INFORMATION

Freehold. All mains services connected.

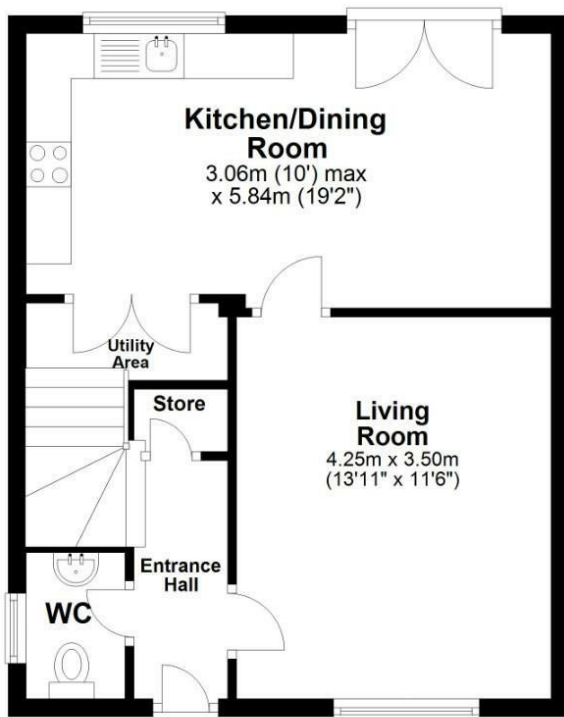
EPC Rating "B"

Council Tax Band "D"



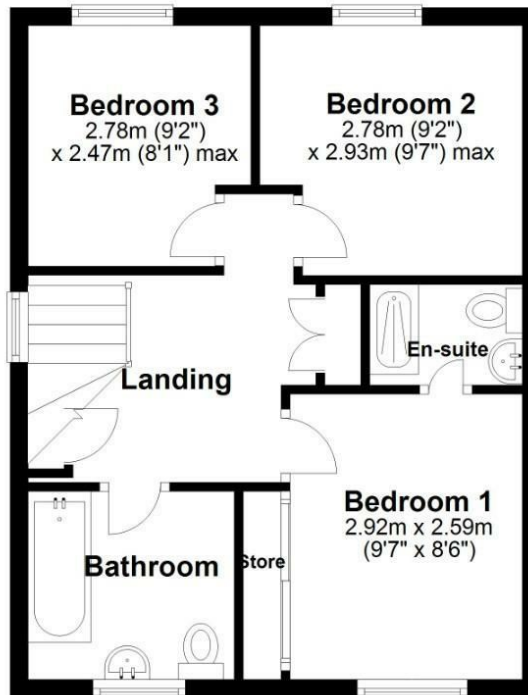
### Ground Floor

Approx. 39.9 sq. metres (429.3 sq. feet)



### First Floor

Approx. 38.8 sq. metres (417.5 sq. feet)

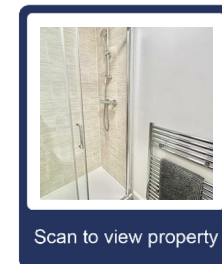


Total area: approx. 78.7 sq. metres (846.8 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	





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