



55, Cefn Glas Road  
Bridgend, CF31 4PJ

Watts  
& Morgan



# 55, Cefn Glas Road

Bridgend CF31 4PJ

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**£210,000 Freehold**

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

GUIDE PRICE £210,000 - £220,000

A spacious and well presented three double bedroom semi-detached property situated in a popular location in Cefn Glas. The property is conveniently located within walking distance of local schools, shops, amenities and Bridgend Town Centre. Accommodation comprises of porch, entrance hall, open plan lounge/dining room, kitchen, playroom and WC. First floor landing, three double bedrooms and family bathroom. Externally offering a private driveway to the front with off-road parking and a generous enclosed rear garden.

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## Directions

\* Bridgend town centre - 1.2 Miles \* Cardiff city centre - 23.0 Miles \* J36 of the M4 - 3.2 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via uPVC front door into the spacious hallway with carpeted flooring, window overlooking the front and a staircase rising to the first floor. The open plan lounge/dining room is a great size reception room to the rear of the property with windows overlooking the rear garden and patio doors opening out to the rear garden. There is laminate flooring, a central feature gas fireplace with hearth and surround and ample space for both lounge and dining furniture. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over with tiled flooring, partly tiled walls and window to the front. Integrated appliances to remain include 4-ring gas hob with extractor hood over, eye-level oven/grill and there is space provided for a freestanding washing machine and fridge freezer. The converted garage currently utilised as a playroom is a versatile second reception room with laminate flooring, uPVC door opening out to the front driveway and a further partly glazed door opening out to the rear garden. There is a window overlooking the rear garden and access to the ground floor WC. The ground floor WC is fitted with a 2-piece suite comprising of a WC and wash-hand basin and window to the front.

The first floor landing offers carpeted flooring, built in airing cupboard and all doors lead off. Bedroom one is a generous double bedroom with carpeted flooring and windows to the rear. Bedroom two is a second double bedroom with carpeted flooring and windows to the front. The third double bedroom benefits from carpeted flooring and windows to the rear.

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

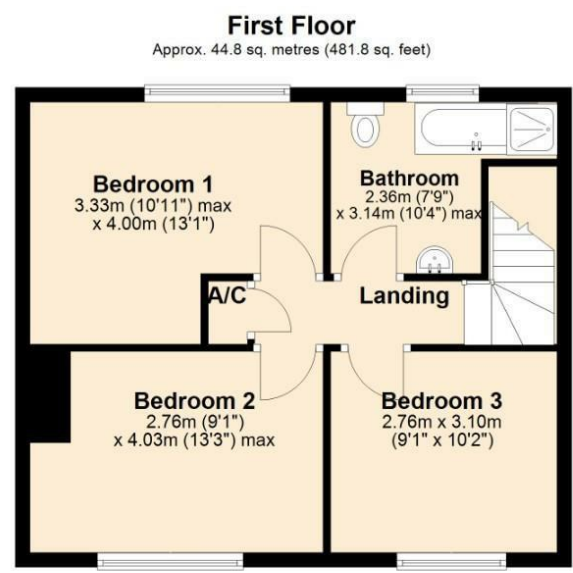
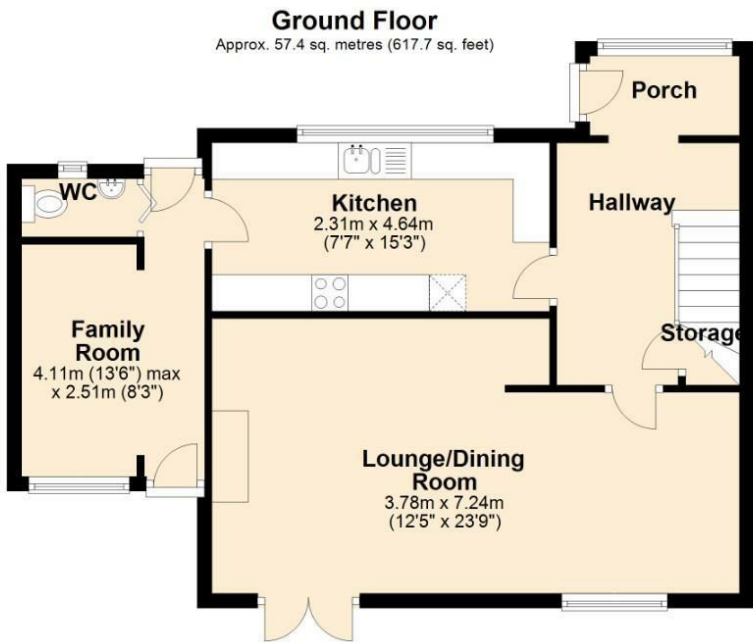
### GARDENS AND GROUNDS

Approached off Cefn Glas Road No.55 benefits from a private driveway to the front with off-road parking for 2 vehicles. To the rear is an generous enclosed garden with a spacious patio area ideal for outdoor furniture, the remainder is laid with lawn.

### ADDITIONAL INFORMATION

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





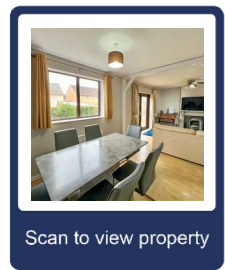
Total area: approx. 102.1 sq. metres (1099.5 sq. feet)

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



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
	<b>62</b>	<b>77</b>
<b>England &amp; Wales</b>	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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