



32, Ffordd Y Grug
Bridgend, CF35 6BQ

Watts
& Morgan



32, Ffordd Y Grug

Coity, Bridgend CF35 6BQ

£270,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

GUIDE PRICE £270,000 - £280,000

No Chain, a beautifully presented 3 bedroom detached property situated on the popular Parc Derwen development. The property is being sold with no onward chain. Located with great access to Junction 36 of the M4, Bridgend Town Centre, local schools, shops and amenities. Comprises; entrance hall, lounge, kitchen/dining room and WC. First floor; double bedroom with en-suite, 2 further good sized bedrooms and a family bathroom. Externally offering a private driveway with off-road parking for 2 vehicles, single garage and a well maintained rear garden backing onto woodland.

Directions

* Bridgend County Borough- 2.5 Miles * Cardiff City Centre - 19.0 Miles * J36 of the M4 - 1.5 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC front door into the entrance hallway with Herringbone Karndean flooring and a carpeted staircase rises to the first floor. There is a handy understairs storage cupboard and all doors lead off. The living room is a great sized reception room with continuation of Herringbone flooring, windows overlooking the front and double doors opening out to the rear garden. The kitchen/dining room has been fitted with a range of coordinating wall and base units with complementary work surfaces over. With tiled flooring, tiled splash-backs, a window to the front and patio doors opening out to the rear garden. There is ample space for a freestanding dining table. Integrated appliances include; 4-ring gas hob with oven, grill, extractor fan. Space is provided for a freestanding fridge/freezer and washing machine.

The ground floor WC has been updated with a modern 2-piece suite comprising of a WC and a wash hand basin with tiling to the walls, Herringbone Karndean flooring and a window to the rear.

The first floor landing offers carpeted and access to the loft hatch. There is a window to the rear and a built-in airing cupboard. Bedroom one is a generous double bedroom with carpeted flooring, tasteful panelling to the walls and a window overlooking the rear garden. Leading into an updated en-suite fitted with a shower enclosure with glass door, WC and a wash hand basin set within unit. With tiled flooring, tiling to the walls and a window to the front. Bedroom two is a second double bedroom with carpeted flooring, fitted wardrobes and windows to the front. Bedroom three is a great sized third bedroom with carpeted flooring and windows to the rear. The bathroom is fitted with a 3-piece suite piece comprising of a panelled bath with overhead shower and glass screen, WC and a wash hand basin. With vinyl flooring, tiling to the walls and a window to the front.

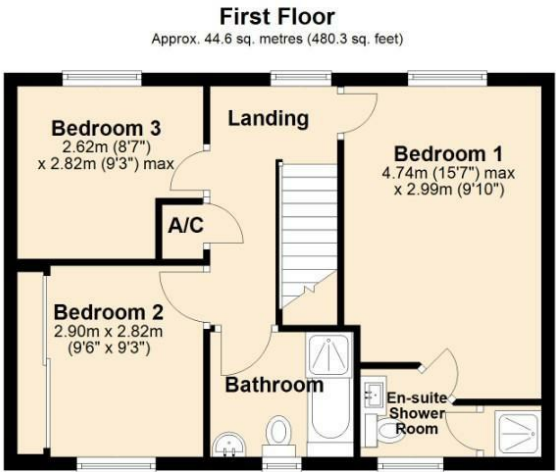
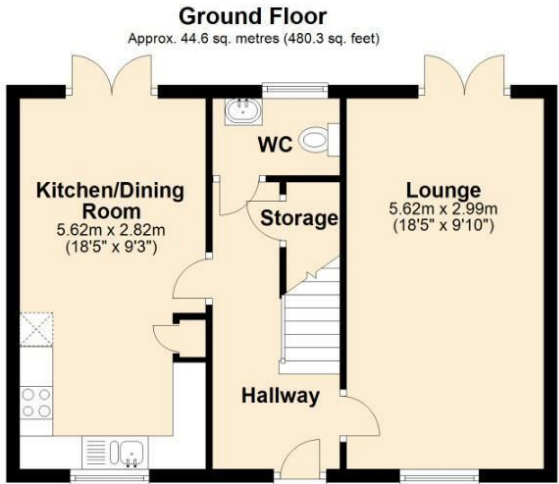
GARDENS AND GROUNDS

Approached off Ffordd Y Grug, no. 32 benefits from a private driveway with off-road parking for 2 vehicles leading to the single garage. The garage has a manual up and over door, power supply and a door providing access into the garden. The rear garden is an enclosed low maintenance garden with a spacious patio area perfect for outdoor furniture. The remainder is laid to lawn with a section laid with stone chippings. The garden benefits from a private aspect backing onto woodland behind.

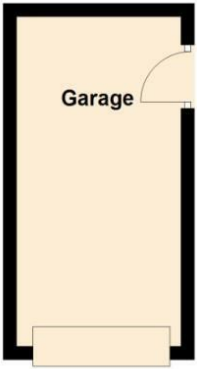
ADDITIONAL INFORMATION

Freehold. All mains connected. EPC Rating; 'C'. Council Tax is Band 'E'

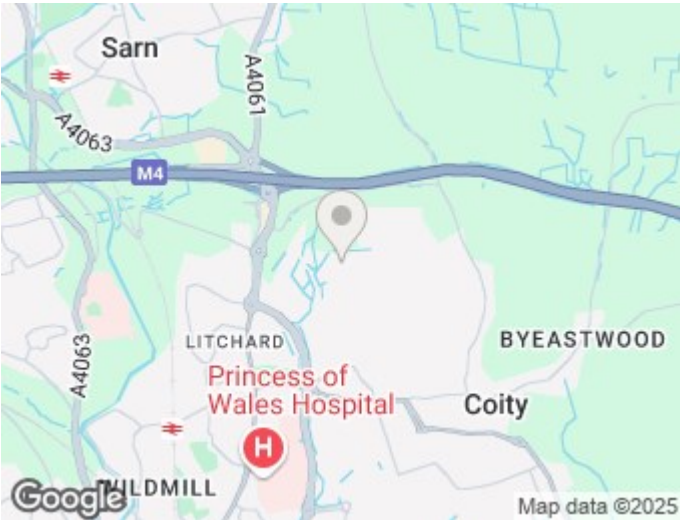




Outbuilding
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 12.5 sq. metres (134.1 sq. feet)



Main area: Approx. 89.2 sq. metres (960.6 sq. feet)
Plus garages, approx. 12.5 sq. metres (134.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		90
(81-91) B	78	
(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



Scan to view property

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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