



2a, Cefn Glas Road  
Bridgend, CF31 4PG

Watts  
& Morgan







## 2a, Cefn Glas Road

Bridgend CF31 4PG

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**£270,000 Freehold**

**3 Bedrooms | 1 Bathrooms | 3 Reception Rooms**

A rare opportunity to purchase this spacious 3 bedroom detached cottage situated in the Newcastle Conservation area, just a short walk from the castle remains, Bridgend Town Centre and close to all local amenities, transport links and J36 of the M4. The property is situated in a wonderful elevated position with far reaching views over Bridgend and local sports pitch. Accommodation comprises; entrance hall, sitting room, lounge and open-plan kitchen/dining room. First floor Bedroom one with double doors to the rear with wonderful views, second double bedroom, single room and a modern bathroom. Externally offering a low maintenance enclosed rear garden, rear lane access with off-road parking and a single garage. There is on road parking to the front of the property.

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### Directions

Bridgend town centre - 1.0 Mile  
Cardiff - 21.0 Miles  
J36 of the M4 - 3.0 Miles

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**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 Karndean flooring, staircase rising up to the first floor and an understairs storage cupboard. To the front of the property is the lounge. It is versatile reception room with carpeted flooring, cast iron feature fireplace and sash windows over-looking the front. The open plan sitting / sun room is a great sized reception room with carpeted flooring, tiled fireplace with space for electric fire, built-in storage cupboard housing the 'gas combi' boiler and sliding doors opening out to the rear garden. The open-plan kitchen/dining room benefits from tiled flooring in the kitchen area. The kitchen has been fitted with a range coordinating wall and base units with complementary work surfaces over. With tiled splash-backs, recessed spotlighting and a breakfast bar area with space for high stools. There is a floor to ceiling picture window over-looking the rear garden with views over the rugby club and Bridgend and a fully glazed PVC door opening out to the rear garden. All appliances are freestanding; space is provided for a freestanding oven, washing machine, tumble dryer and fridge/freezer. The dining area benefits from wood flooring and windows to the side overlooking the garden and a further set of windows over-looking the rear with wonderful views of Bridgend and the rugby grounds.

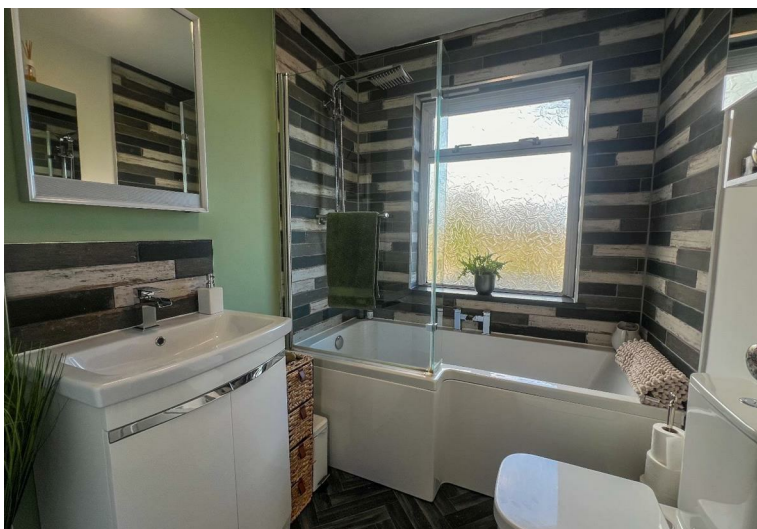
The first floor landing offers carpeted flooring and all doors lead off. Bedroom One is a double bedroom with carpeted flooring, cast iron fireplace and tilt and slide doors to the rear with wonderful views. Bedroom Two is a second double bedroom with carpeted flooring, a cast iron fireplace and a window to the front. Bedroom Three is a single room/study with carpeted flooring and a window to the front. The bathroom has been fitted with a 3-piece suite comprising of a panelled bath with over-head shower and glass screen, WC and a wash hand basin inset within vanity unit with a Bluetooth mirror. With vinyl flooring, tiling to the walls and a window to the rear.

### GARDENS AND GROUNDS

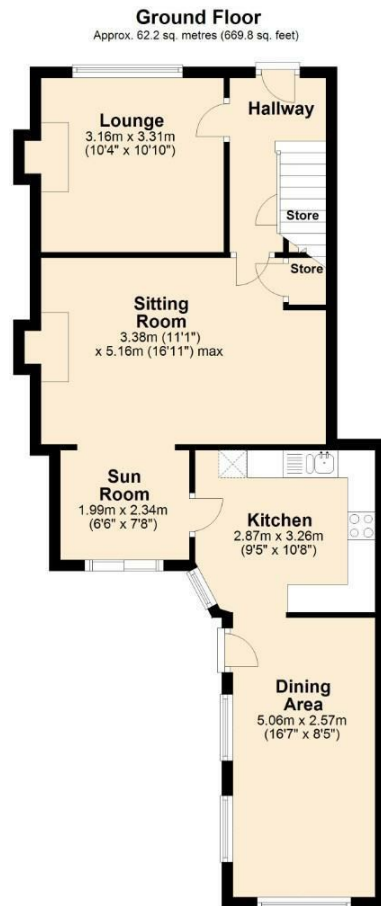
Approached off Cefn Glas Road, no. 2a benefits from on road parking to the front. To the rear is private fully enclosed low maintenance rear garden enclosed via stone boundaries. The garden is predominantly laid with artificial grass with a range of mature shrubs and flowers. There is a patio area; perfect for outdoor furniture and alfresco dining. A timber gate provides access out to the rear lane. The rear lane is accessed off Tondur Road where there is off-road parking to the rear and access to the integrated garage with manual up and over door.

### ADDITIONAL INFORMATION

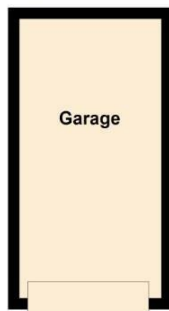
Freehold. All mains services connected. EPC Rating; 'E'. Council Tax is Band 'C'.



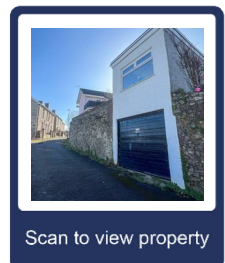
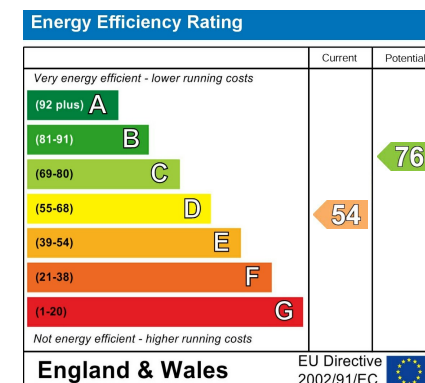
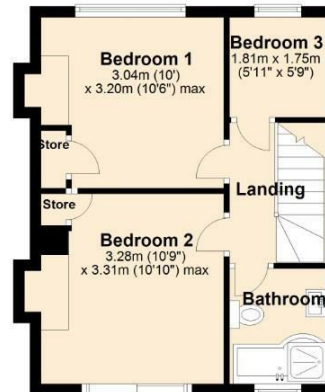




**Outbuilding**  
Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus garages, approx. 13.0 sq. metres (140.1 sq. feet)



**Main area: Approx. 95.8 sq. metres (1031.2 sq. feet)**  
Plus garages, approx. 13.0 sq. metres (140.1 sq. feet)



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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