



Haul Fryn, 102, Eweny Road  
Bridgend, CF31 3LN

Watts  
& Morgan



# Haul Fryn, 102, Ewenny Road

Bridgend CF31 3LN

**£290,000 Freehold**

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A well presented traditional 3 bedroom semi-detached property situated in the south side of Bridgend being sold with no onward chain. The property is conveniently located within walking distance of local schools, shops, Bridgend Town Centre and close proximity to Ogmore-By-Sea and Junction 35 of the M4. Accommodation comprises; entrance hall, lounge, WC, sitting room and open-plan kitchen/dining room. First floor; 2 double bedrooms, 1 single room and a family bathroom. Externally offering a private drive to the front with off-road parking for numerous vehicles, single garage and enclosed rear garden. No onward chain.

## Directions

\* Bridgend town centre - 2.5 Miles \* Cardiff - 22.0 Miles  
\*J36 of the M4 -4.0 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

'Haul Fryn' is entered via a composite panelled door into a welcoming entrance hall which benefits from laminate flooring and a feature wrought iron staircase. There is a handy under stairs cupboard and a utility cupboard with plumbing provided and space for two appliances.

There is access to the ground floor cloakroom from the hallway which has been fitted with a 2-piece suite comprising of a WC and a wash hand basin.

To the front of the property is the living room. It is a great sized reception room with a bay window over-looking the front, carpeted flooring and a wood burner sat on a slate hearth with mantel. The sitting room opens into the open-plan kitchen/dining room. It is a great sized second reception room with laminate flooring and a second wood burner fitted on a slate hearth with mantel. The L-shaped open-plan kitchen/dining room benefits from a window over-looking the rear garden and patio doors opening out to the rear. With vinyl flooring and ample space for a freestanding dining table. The kitchen has been fitted with a range of high gloss wall and base units with complementary laminate work surfaces and with tiled splash-backs. Integrated appliances include; 4-ring gas hob with oven, grill and stainless steel extractor hood over with coordinating splash back. There is space provided for a freestanding dishwasher and fridge / freezer.

The first floor landing offers carpeted flooring, a stained glass window to the side and access to the loft hatch. Bedroom One is a generous double bedroom with a bay window to the front and carpeted flooring. Bedroom Two is a second spacious double bedroom with carpeted flooring and a window to the rear. Bedroom Three is a single room with laminate flooring and a window to the front.

The family bathroom is fitted with a 3-piece suite comprising of a panelled bath with over-head shower and glass screen, WC and a wash hand basin. With laminate flooring partially tiled walls, window to the rear and an LED Bluetooth mirror.

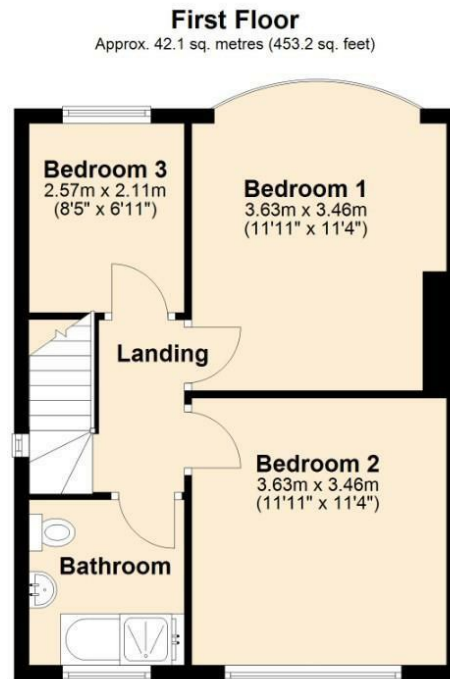
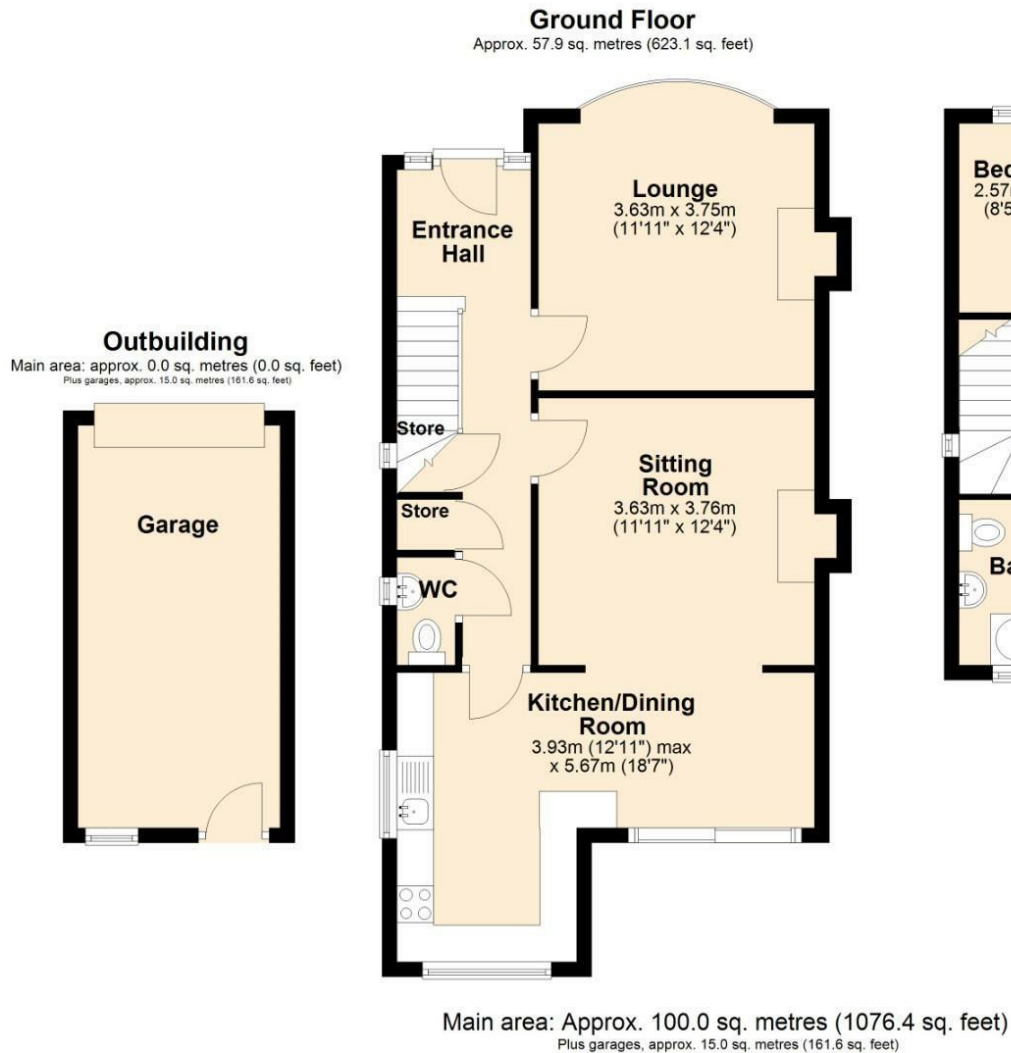
### GARDENS AND GROUNDS

Approached off Ewenny Road, no. 102 is accessed through private timber gates opening onto a private driveway laid with stone chippings with off-road parking for numerous vehicles. There is a single detached garage with a manual up and over door, power supply and a door providing access to the rear garden. To the rear of the property is an enclosed garden with a spacious patio area ideal for outdoor furniture and the remainder is laid to lawn with a timber gate providing access out to the front.

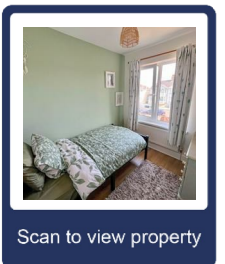
### ADDITIONAL INFORMATION

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





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (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>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 63      | 83                      |
| England & Wales                             |         | 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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