



60, Cefn Glas Road
Bridgend, CF31 4PG

Watts
& Morgan



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Guide Price £240,000 - £250,000

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

**** GUIDE PRICE £240,000 - £250,000 ****

A modern three double bedroom semi-detached townhouse situated in Cefn Glas conveniently located within walking distance of Bridgend Town Centre, local shops, schools, amenities and close proximity to Junction 36 of the M4. This well presented property is being sold with no onward chain. Accommodation comprises of entrance hall, WC, kitchen/breakfast room, living room. First floor landing, two double bedrooms and bathroom. Second floor bedroom one with ensuite shower room. Externally offering a private driveway to the front with off-road parking for numerous vehicles, large outdoor store/outbuilding with power supply and landscaped garden. Chain Free.

Directions

* Bridgend town centre - 1.6 Miles * Cardiff city centre - 22.0 Miles * J36 of the M4 - 4.0 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a PVC front door into the entrance hallway with tiled flooring and carpeted staircase leads to the first floor. There is a handy understairs storage cupboard and access to the ground floor cloakroom with a window to the front. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and wash-hand basin with tiled flooring and tiled splashback. The kitchen has been fitted with a range of coordinating shaker style wall and base units with complementary solid wood work surfaces over with tiled flooring, tiled splashbacks and recessed spotlighting. The kitchen houses the gas combination boiler. Integrated appliances to remain are the integrated dishwasher, all other appliances are freestanding and there is space provided for a cooker, washing machine and fridge freezer. To the rear is the lounge/dining room it is a spacious reception room with recessed spotlighting, continuation of the tiled flooring and tasteful wall panelling. There is ample space for both freestanding lounge and dining furniture and patio doors open out to the rear garden.

The first floor landing offers carpeted flooring and a staircase leading to the second floor. Bedroom two is a double bedroom with carpeted flooring and windows to the rear. Bedroom three is a double bedroom with carpeted flooring and windows to the front. The family bathroom is fitted with a 3-piece suite comprising of a panelled bath, WC and wash-hand basin with tiled flooring, tiling to the walls, chrome ladder radiator and window to the rear.

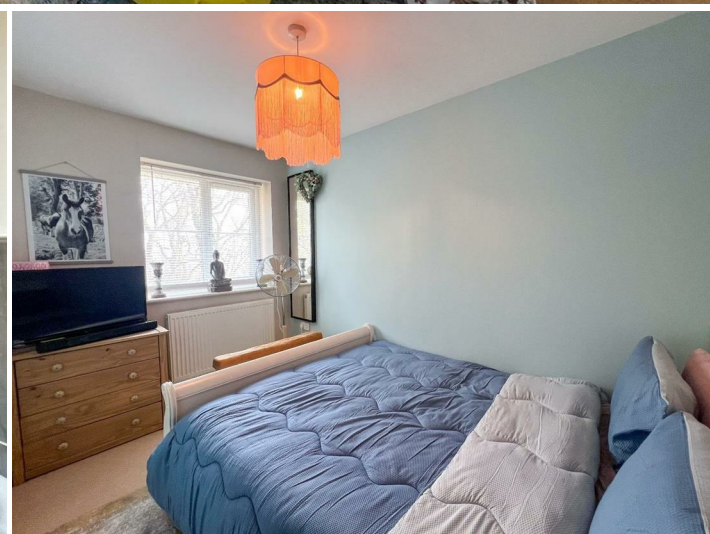
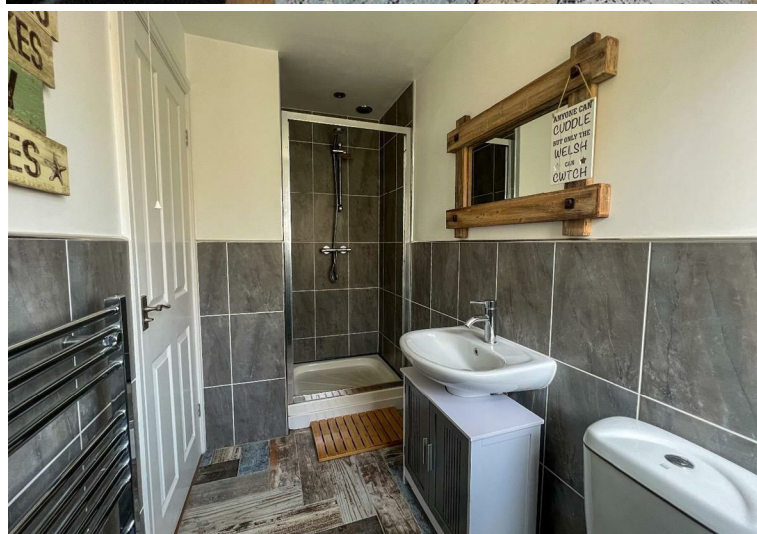
The second floor leads into bedroom one. Bedroom one is a spacious main bedroom with laminate flooring, velux window to the rear and a further window to the side with recessed spotlighting, access to the eaves with storage and access to the loft hatch. Bedroom one leads into an ensuite shower room fitted with a double shower enclosure, WC and wash-hand basin with tiling to the walls, tiled flooring, chrome ladder radiator and window to the rear.

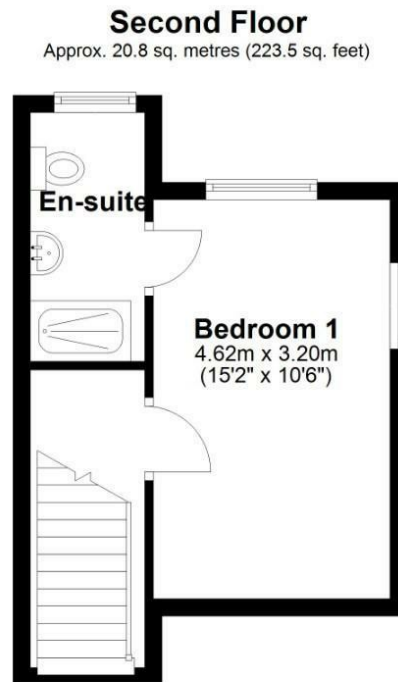
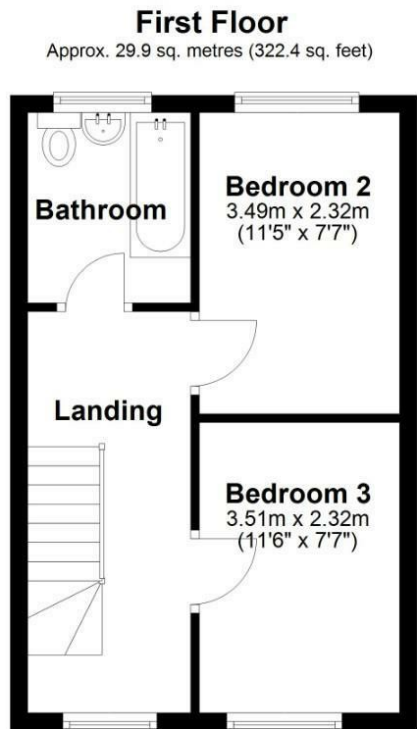
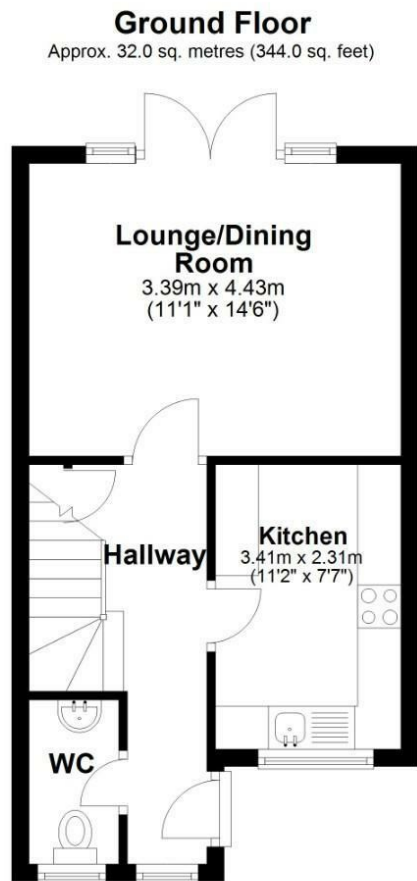
GARDENS AND GROUNDS

Approached off Cefn Glas Road No.60 benefits from a spacious driveway to the front with off-road parking for numerous vehicles, there is a gate providing access into the rear garden. To the rear is a fully landscaped garden with a spacious decked area and a large bespoke built shed/ outbuilding with power supply. There is a private seated area to the side and outdoor power socket's The garden benefits from a private aspect with woodland behind.

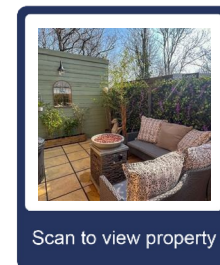
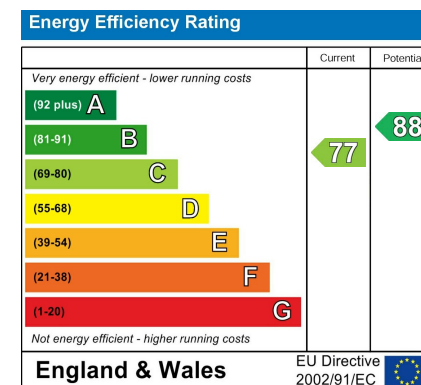
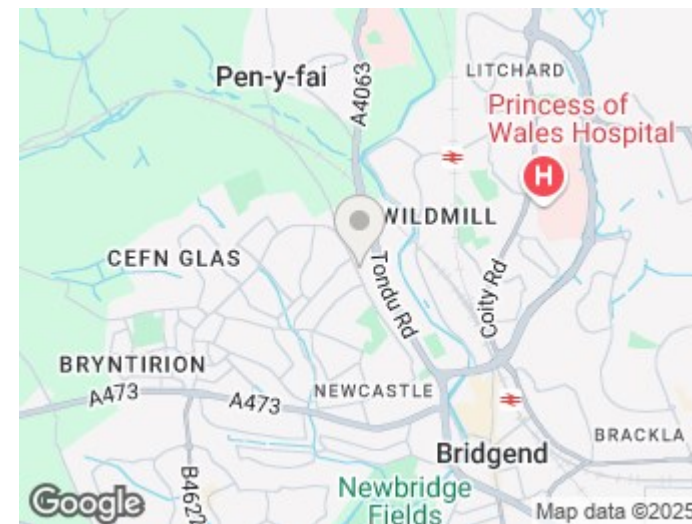
ADDITIONAL INFORMATION

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





Total area: approx. 82.7 sq. metres (889.8 sq. feet)





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