



5, Cae Bryn
Bridgend, CF31 4DR

Watts
& Morgan



5, Cae Bryn

Bridgend CF31 4DR

£169,950 Freehold

2 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Spacious 2/3-bedroom semi-detached property is situated in Bridgend. Located within walking distance of local schools, shops and amenities. Within proximity to Bridgend Town Centre and J36 of the M4 Motorway. Accommodation comprises of; entrance hallway, kitchen, lounge / dining room and a sunroom. First floor; bedroom with en-suite bathroom, double bedroom, shower room and a study. Second floor; attic room or potential bedroom. Externally the property benefits from a double driveway to the front with off-road parking for 2 vehicles and an enclosed rear garden. EPC Rating "D".

Directions

* Bridgend Town Centre - 1.2 Miles * Cardiff City Centre - 26.0 Miles * J36 of the M4 -3.4 Miles

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a double-glazed door into the hallway with laminate flooring, under stairs storage and staircase up to the first floor. The kitchen has been fitted with a range of co-ordinating wall and base units with complementary work surfaces over. Further benefiting from a double-glazed window to rear, tiled flooring and tiled splashbacks. Appliances to remain include matte dual bowl sink with mixer tap, integrated dishwasher and washing machine. Further benefitting from an oven with gas hob and extractor fan over. The lounge / dining room is a superb sized reception room with windows overlooking the front, laminate flooring and a central fireplace. Sliding doors open into the sunroom. The sunroom is a great addition offering laminate flooring, windows overlooking the garden and a fully glazed door opening out to the garden. The first-floor landing offers carpeted flooring, and all doors lead off. Bedroom one is a good-sized double bedroom with carpeted flooring, fitted wardrobes and a window to the front. Bedroom one leads into an en-suite bathroom with tiles to the walls and fitted with a 2-piece suite comprising of a panelled bath with over head shower and a wash hand basin. Bedroom two is a second double bedroom with carpeted flooring, built in storage cupboard and a window to the rear. The shower room has been fitted with a 3-piece suite comprising of a walk in shower with glass screen, WC and wash hand basin. Further benefitting from tiles to the walls and flooring and a window to the side. The study was previously a third bedroom, offers carpeted flooring and a staircase up to the loft room.

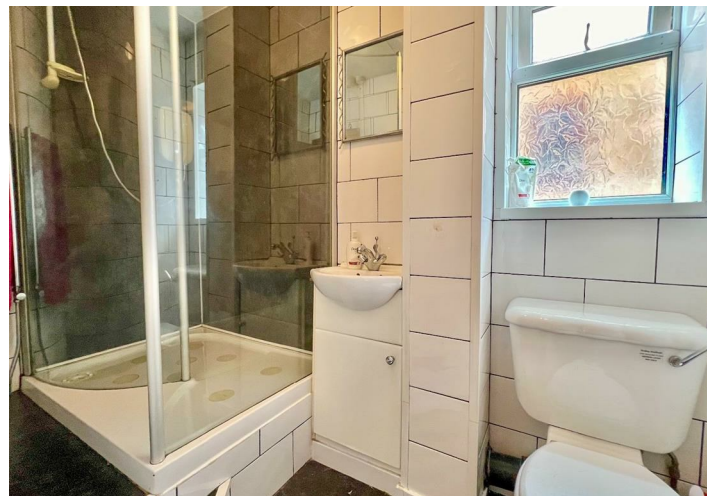
The loft room is a spacious versatile room with ample space for free standing furniture, and a Velux window to the side.

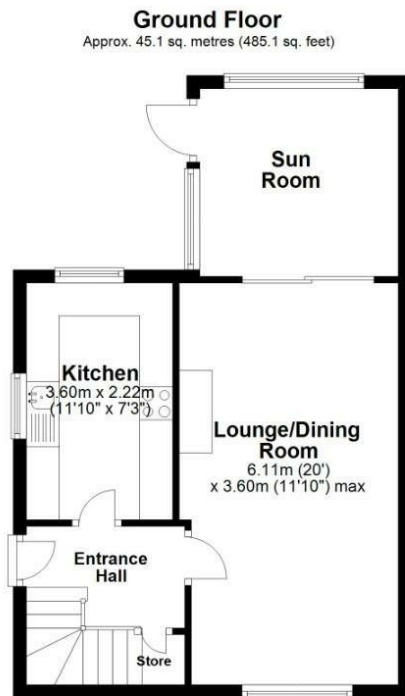
GARDENS AND GROUNDS

Approached off Cae Bryn No.5 has a double driveway to the front with off road parking for two vehicles. There is an outdoor store to the front. To the rear is a fully enclosed garden with a spacious partially covered decked area perfect for outdoor furniture and two outdoor stores.

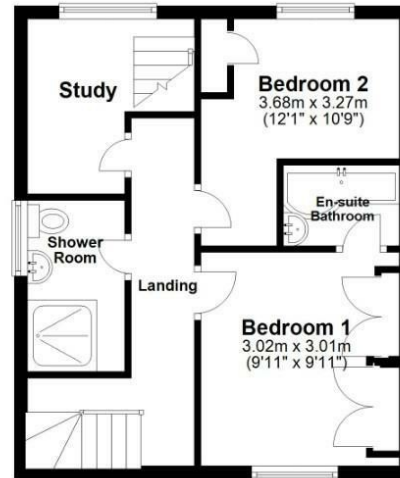
ADDITIONAL INFORMATION

Freehold. All mains connected. EPC Rating "D". Council Tax band "B" The property is of non standard construction and has PRC certificate in place.





First Floor
Approx. 36.9 sq. metres (396.9 sq. feet)



Second Floor
Approx. 14.3 sq. metres (154.0 sq. feet)

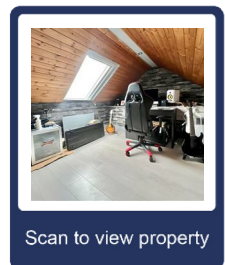


Total area: approx. 96.2 sq. metres (1035.9 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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