



5, Gelli Wen
Bridgend, CF31 5AL

Watts
& Morgan



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Bridgend CF31 5AL

£315,000 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A spacious 3/4 bedroom detached property situated in a popular location in Broadlands. The property is located in a private corner position within walking distance of the shopping precinct with local schools, shops and amenities and offering great access to Bridgend Town Centre and Junction 36 of the M4. Accommodation comprises of porch, entrance hallway, lounge, kitchen/dining room, utility, WC, ground floor bedroom/reception room. First floor landing, bedroom one with ensuite shower room, two further good size bedrooms and a family bathroom. Externally offering off-road parking and a low maintenance landscaped rear garden. EPC Rating "D".

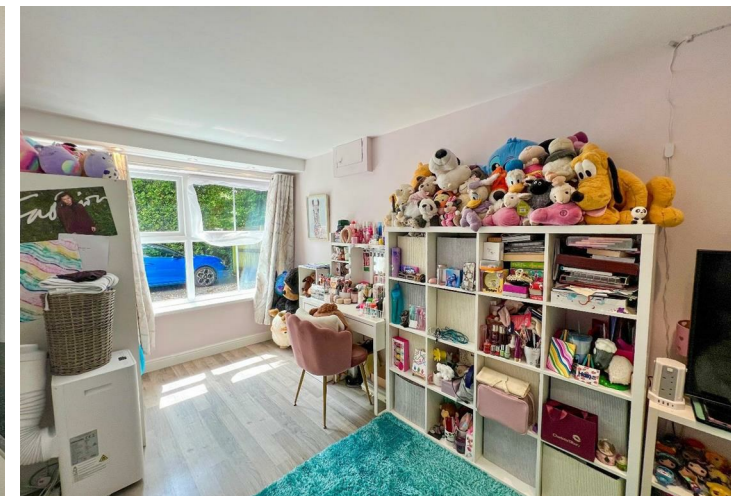
Directions

* Bridgend Town Centre - 2.2 Miles * Cardiff City Centre - 26.0 Miles * J36 of the M4 -3.4 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC front door into the entrance porch with tiled flooring and windows to the front. Door leads into the main hallway with carpeted flooring and staircase leads up to the first floor. The living room is a great size reception room with carpeted flooring, a bay window to the front, wall mounted electric fireplace and a built-in understairs storage cupboard. The open plan kitchen/dining room has been fitted with a range of coordinating high gloss wall and base units with complementary work surfaces over. There is a breakfast bar area and space for high stools with tiled flooring, tiled splashbacks, double doors open out to the rear garden and there is windows overlooking the rear garden. There is space provided for freestanding appliances to include freestanding oven, washing machine and American style fridge freezer. The converted garage is a versatile second reception room currently utilised as a double bedroom benefiting from laminate flooring and windows overlooking the front, The utility is fitted with work surfaces and has space and plumbing provided for two appliances and also houses the gas boiler. There is a side door leading out to the side of the property and access to the ground floor cloakroom. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and a wash-hand basin with tiled flooring and a window to the rear.

The first floor landing offers carpeted flooring, built-in airing cupboard and access to the loft hatch. Bedroom one is a generous double bedroom with carpeted flooring, windows overlooking the rear garden leading into a modern ensuite. The ensuite is fitted with a 3-piece suite comprising of a shower enclosure, WC and wash-hand basin set within storage unit with fully tiled walls and flooring, spotlighting and a window to the front. Bedroom two is a second generous double bedroom with two sets of windows to the front, carpeted flooring and a built-in storage cupboard. Bedroom three is a comfortable single room with carpeted flooring and windows to the rear. 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 and window to the rear.

GARDENS AND GROUNDS

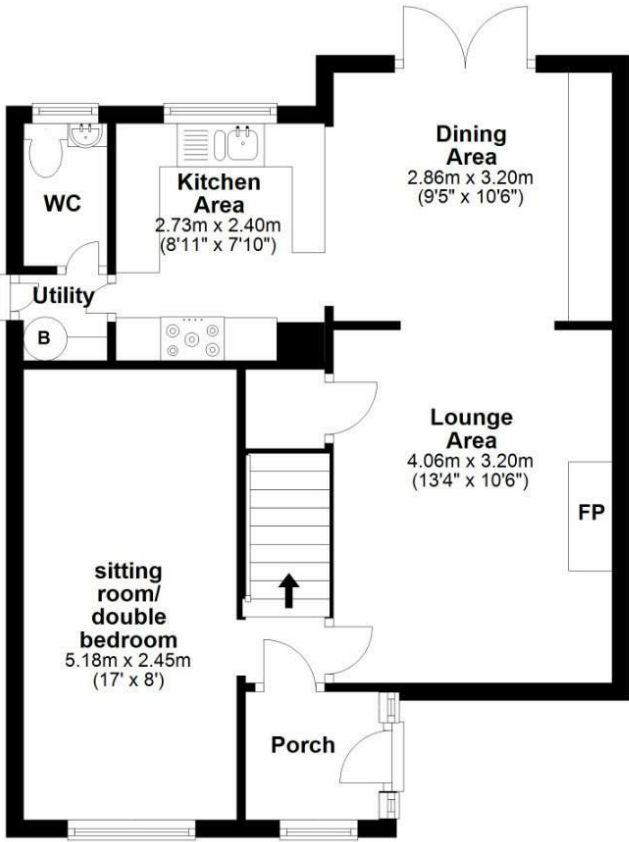
Approached off Gelli Wen No.5 benefits from a private corner position accessed via a private driveway shared between three properties. There is off-road parking in front of the property and a timber gate provides access around to the rear garden. To the rear is a fully landscaped low maintenance garden laid with patio with decorative stone chippings and raised borders perfect for outdoor furniture. The garden benefits from a private aspect backing onto tall woodland behind.

ADDITIONAL INFORMATION

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

Ground Floor

Approx. 51.8 sq. metres (557.5 sq. feet)

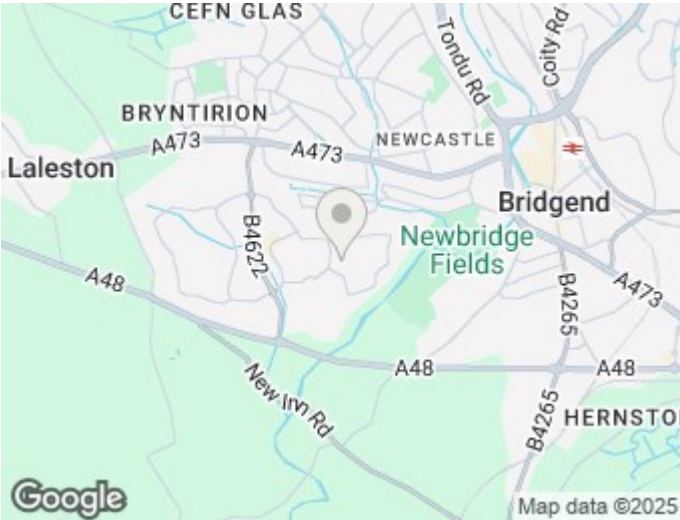


First Floor

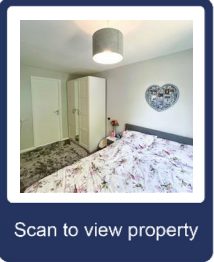
Approx. 46.6 sq. metres (501.3 sq. feet)



Total area: approx. 98.4 sq. metres (1058.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	80
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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