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2021  
WALES  
SALES  
GOLD WINNER

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'Redwood Lodge', 14 Heol Tredwr, Waterton, Bridgend, Bridgend County. CF31 3AJ



PETER MORGAN

Offers In Region Of **£415,000**

## Main Features

- Spacious mock Tudor style detached family home on a larger than average gated corner plot
- 4 double bedrooms & 2 reception rooms
- Open plan kitchen/ breakfast/ living room
- Family Jacuzzi bathroom and en-suite shower room
- Driveway for up to 5 cars (approx)
- uPVC double glazing and combi gas central heating
- Highly convenient location for A48 retail parks and supermarkets. 4 miles from the M4 at Junction 35
- Work from home space / study accessible from rear garden
- Council Tax Band F.ER:D.

## General Information

SPACIOUS 4 DOUBLE BEDROOM, MOCK TUDOR STYLE DETACHED FAMILY HOME OCCUPYING A LARGER THAN AVERAGE CORNER PLOT IN A POPULAR, CENTRAL AND CONVENIENT LOCATION.

Highly convenient location for A48 retail parks and supermarkets. 4 miles from the M4 at Junction 35, 1.5 miles from Town centre, 4.5 miles from the Heritage Coastline at Ogmere By Sea, 20 miles to Cardiff City Centre and 15 miles from Cardiff International Airport.

This home has internal accommodation comprising ground floor hallway, cloakroom, open plan kitchen/ breakfast/ living room, lounge, dining room and utility room. First floor landing, 4 double bedrooms, family Jacuzzi bath and shower room and ensuite shower room to bedroom 1.

Externally there are gardens to front, side and rear. Driveway for up to 5 cars (approx). Garage providing storage and study/ work from home place. The property benefits from uPVC double glazing and combi gas central heating.

## GROUND FLOOR

## Main Hallway

uPVC double glazed front door with matching full length side panels. Spindled and carpeted staircase with handrail to first floor. Radiator . Chrome electrical fitment. Colonial style White panelled doors to reception rooms, cloaks cupboard and

## Cloakroom

uPVC double glazed window to front with vertical blind. Close coupled WC & pedestal hand wash basin. Part tiled walls. Laminate flooring. Chrome heated towel rail. Extractor fan.

## Lounge

uPVC double glazed window with vertical blinds to front. Two radiators. Living flame coal effect gas fire with plaster moulded Louis style surround, marble hearth and back plate. Fitted carpet. TV connection. Wall and ceiling lights. Fire and carbon monoxide alarm. Wall and ceiling lights. Telephone and Internet connection points. Colonial style double doors to

## Dining/Family Room

uPVC double glazed French doors to rear garden. Laminate flooring. Radiator. Wall and ceiling lights. Colonial style panel door to

## Kitchen/ Breakfast/ Dining Room

Double aspect with uPVC double glazed windows to side. Shaker fitted kitchen finished with White doors and illuminated marble effect worktops. Breakfast bar. Multi fuel cooking range comprising fan assisted electric oven, conventional oven, grill, pan store & gas hob. Chimney style extractor hood. Plumbed for slim line dishwasher. 1 1/2 bowl stainless steel sink unit with extendable mixer tap. Tiled floor. Plastered ceiling with inset spotlights. Chrome electrical fitments. LED kick board. Floor level lighting. Under stairs door cupboard.

## Utility Room

uPVC double glazed window and door to rear garden. Fitted wall mounted unit. Wall mounted Combi gas central heating boiler. Plumbed for washing machine. Space for tumble dryer and American style fridge / freezer. Wall outside electrical consumer unit. Tiled floor.

## FIRST FLOOR

### Landing

Fitted carpet. Loft access. White colonial style panel doors to bedrooms and

### Family Jacuzzi Bath & Shower Room

Fitted four piece suite in White comprising close coupled WC with push button flush and enclosed cistern, hand wash basin with monobloc tap set in vanity unit, panelled Jacuzzi double ended bath with mixer taps & shower cubicle with rainstorm shower and hair wash spray & glass screen. Chrome heated towel rail. Tiled walls. Tiled floor. Extractor fan. Airing cupboard with radiator and slatted shelves. Coved ceiling.

### Bedroom 1

uPVC double glazed window with vertical blinds to front. Radiator. Fitted wardrobes. Laminate flooring. TV connection. Coved ceiling. White colonial style panel door to

### En-suite shower room

uPVC double glazed window to side. Close coupled WC with push button flush, wash basin with monobloc tap set in vanity unit & double shower cubicle with mixer shower. Inset ceiling spotlights. Chrome heated towel rail. Tiled walls. Tiled floor. Extractor fan.

### Bedroom 2

uPVC double glazed window to front with vertical blind. Radiator. Fitted wardrobe. Fitted carpet. Coved ceiling.

### Bedroom 3

uPVC double glazed window to rear. Radiator. Laminate flooring. Coved ceiling.

### Bedroom 4

uPVC double glazed window to rear with roller blind. Radiator. Fitted carpet. Coved ceiling.

## EXTERIOR

The property stands on a larger than average gated corner plot benefiting from front, side and rear gardens. Accessed via double wrought iron gates leading to driveway for approximately five cars. Security floodlight.

### Front Garden

Laid to lawn & flagstone patio. Outer porch with spotlights leading to front door. External power point. Steel railings and double gates.

### Side Garden

Laid to lawn with mature conifer hedging & flagstone pathway. External gas and electric meter boxes.

### Rear Garden

Laid to lawn & flagstone patio. Mature conifer hedging. Exterior lighting.

### Metal Garden Shed

(5' 5" x 7' 11") or (1.65m x 2.41m)

Wood framed undercover barbecue area. Water tap. Retractable awning over French doors to main dwelling.

### **Semi Detached Garage**

The garage has been divided into two sections creating storage space and study / garden room.

### **Front Storage Area**

(12' 0" x 9' 5") or (3.65m x 2.86m)

Remote control electronic roller door, electric light and power points.

### **Study**

(11' 6" x 9' 3") or (3.51m x 2.82m)

uPVC double glazed window and stable door to garden. Access to insulated loft space access. Fitted carpet. Plastered walls and ceiling. TV and Internet connection points. Strip light & power points.

### **Rear Storage Shed**

Double doors to garden. Lean to flat roof. Polycarbonate windows.

### **Mortgage Advice**

For personal mortgage advice contact our Whole of Market Financial Advisors, on 0330 056 3555 Option 1 Option 1.

### **Viewings**

Strictly By Appointment Only

### **Utilities**

Mains electricity, mains water, mains gas, mains drainage

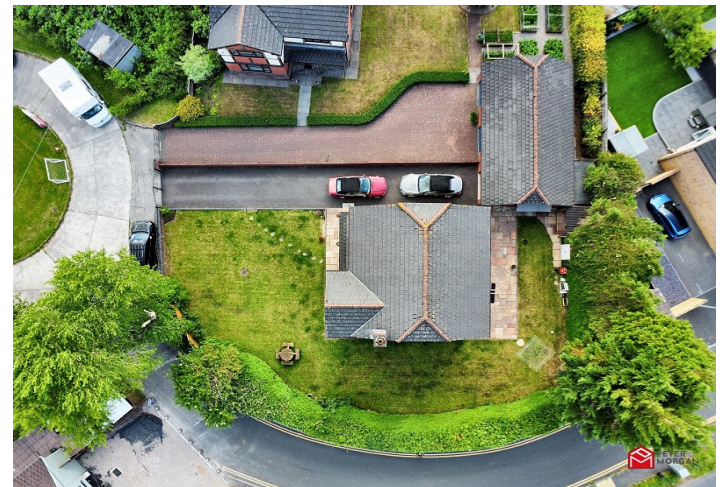
**Current council tax banding** F

**Current heating type** Combi

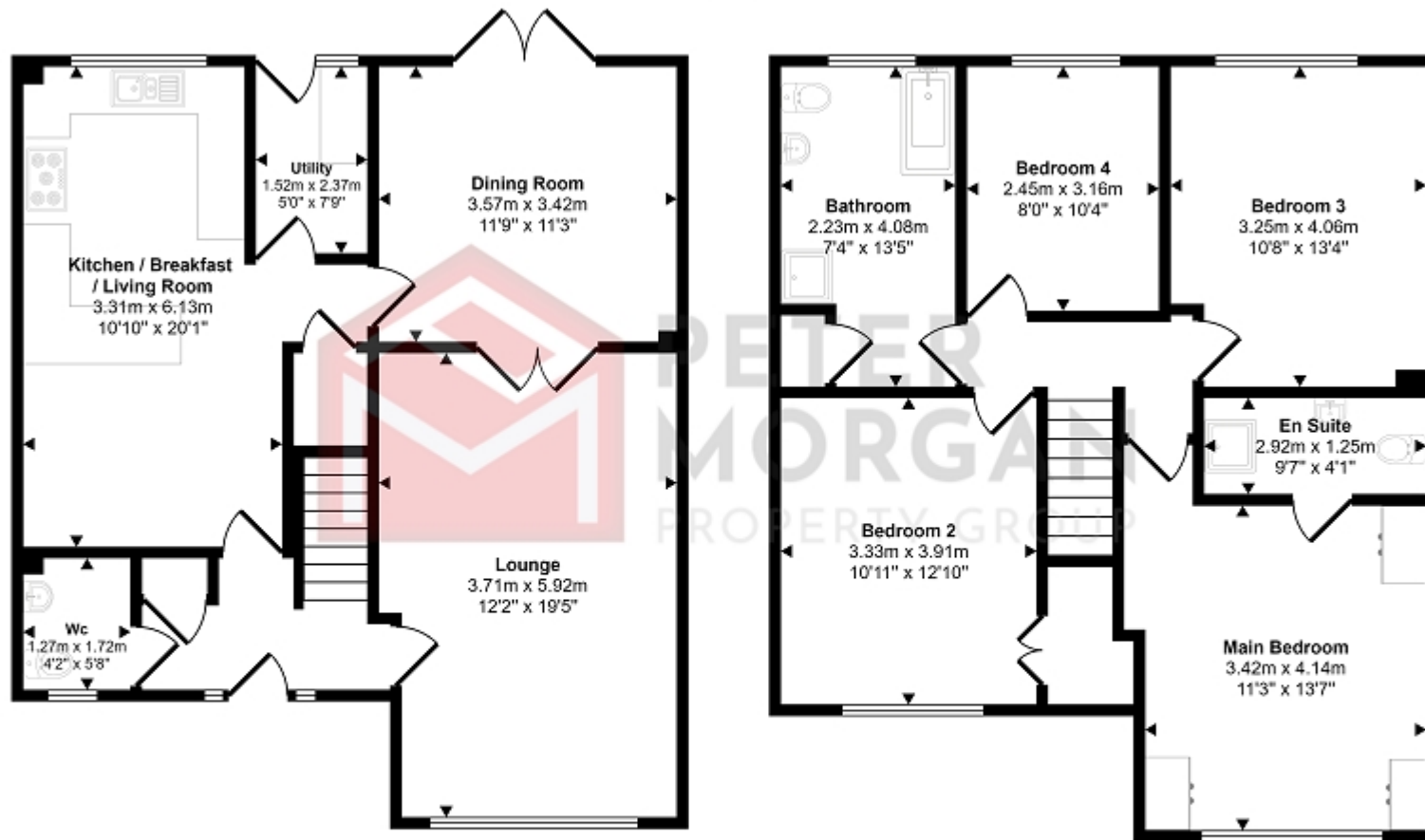
**Tenure** Freehold







Approx Gross Internal Area  
143 sq m / 1540 sq ft



Ground Floor  
Approx 71 sq m / 765 sq ft

First Floor  
Approx 72 sq m / 775 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





# Redwood Lodge, 14 Heol Tredwr, Waterton, Bridgend, Bridgend County. CF31 3AJ

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	79
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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# PETER MORGAN

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