



Westward Place, Bridgend, Bridgend
County. CF31 4XB

£225,000

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Two bedroom semi detached BUNGALOW situated at the end of a cul-de-sac and comprising entrance hall, lounge, kitchen, utility room, generous conservatory, low maintenance enclosed and private front and rear gardens, integral single GARAGE with OFF ROAD PARKING.

£225,000 - Freehold

- Two bedroom semi detached bungalow
- Conservatory to the rear
- Internal single garage / Off road parking
- Cul-de-sac location
- New combination boiler / Council Tax - C
- Flexible accomodation / EPC - TBC



DESCRIPTION

Introducing this two bedroom semi detached bungalow which is positioned at the end of a small cul-de-sac benefiting from a South facing rear garden, conservatory, integral garage and driveway parking. Viewing recommended.

The property is within easy walking distance of primary and secondary Schools as well as local amenities including a post office, Bryntirion football club and Filco convenience store.

ENTRANCE

Via part glazed frosted uPVC front door into the entrance hall.

ENTRANCE HALL

Textured and coved ceiling with inset spotlight and access to the loft, plastered and emulsioned walls, skirting, fitted carpet and radiator. Doors leading to the kitchen, lounge, two bedrooms, family bathroom and airing cupboard with shelving and hanging rails.

KITCHEN (9' 5" x 8' 8") or (2.88m x 2.63m)

Textured and coved ceiling with inset spotlights, floor to ceiling tiled walls, skirting and tiled flooring. A range of base and wall units in shaker style cream with a complementary square edge laminate work tops. Inset stainless steel sink with chrome mixer tap, freestanding gas cooker and fridge freezer. Wall mounted gas combination boiler and space for a washing machine. PVCu double glazed window overlooking the front of the property.

LOUNGE (15' 11" x 10' 8") or (4.84m x 3.25m)

Textured and coved ceiling with centre pendant light, papered walls, skirting, fitted carpet and two wall mounted lights. Feature gas fire with marble hearth, wooden surround and mantle. PVCu double glazed window to the front of the property and radiator.

FAMILY BATHROOM (6' 1" x 5' 5") or (1.86m x 1.66m)

Textured and coved ceiling with centre light, floor to ceiling tiled walls, skirting and tiled flooring. Three piece suite comprising bath with chrome taps and overhead electric shower with folding glass screen, pedestal sink with chrome taps and low level w.c. Wall mounted mirror with shelf unit, PVCu frosted double glazed window overlooking the side of the property and radiator.

BEDROOM 1 (12' 8" x 10' 8") or (3.86m x 3.24m)

Textured and coved ceiling with centre fan light, papered walls, skirting and fitted carpet. A range of fitted furniture surrounding the bed, uPVC double glazed window overlooking the conservatory and radiator.

BEDROOM 2 (8' 11" x 8' 7") or (2.73m x 2.62m)

Textured and coved ceiling with centre pendant light, papered walls, skirting, fitted carpet, radiator and PVCu double glazed French doors with PVCu double glazed side panel leading into the conservatory.

CONSERVATORY (19' 1" x 8' 2") or (5.82m x 2.49m)

Door leading into the garage and PVCu double glazed doors leading out to the rear garden. PVCu clad ceiling with PVCu double glazed panel set on dwarf walls overlooking the rear of the property. Plastered and emulsioned walls, skirting and tiled flooring.



GARAGE

Garage can be accessed via part glazed door from the conservatory and traditional up and over door from the driveway and has power and lighting. Sliding door leading into the utility area.

UTILITY AREA (8' 0" x 7' 7") or (2.43m x 2.32m)

Textured ceiling with centre strip light, plastered and emulsioned walls, skirting and tiled flooring. Free standing fridge to remain. Tumble dryer and PVCu frosted double glazed door leading to the garden and PVCu double glazed window overlooking the side of the property.

OUTSIDE


Access via doors in conservatory/utility room. Good sized enclosed and private South facing rear garden. Small patio area with space for seating. Steps leading to the mainly laid to lawn garden with mature raised beds, shrubbery and stepping stones. A further patio slabbed area to the back corner.

To the front of the property is a resin driveway for off road parking for 3/4 vehicles leading to the garage with built in overhead car canopy. Mature trees, shrubbery, decorative patio for further car parking space. Outside tap and outside motion sensor light.



For more photos please see www.pjchomes.co.uk

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
England, Scotland & Wales	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.



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