
1, Westminster Way
Bridgend, CF31 4QX
Watts
&Morgan



1, Westminster Way

Bridgend CF31 4QX

£234,670 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A lovely extended four-bedroom end-terraced property, ideally situated in the popular area of Cefn Glas. The property is conveniently located within a short walk of local schools, shops and amenities, while Bridgend Town Centre is also easily accessible. Excellent transport links are available, with convenient access to the M4 motorway via Junction 36.

The accommodation comprises an entrance porch, living room, open-plan kitchen, conservatory, ground-floor bedroom and en-suite shower room, which offers flexible accommodation for multi-generational living. To the first floor are three further good-sized bedrooms and a family bathroom.

Externally, the property benefits from a private driveway providing off-road parking for two vehicles, a detached garage, a well-maintained front garden and a lovely landscaped rear garden, offering a range of attractive and private outdoor spaces.







Directions

* Bridgend Town Centre - 2.5 Miles * Cardiff City Centre - 22.0 Miles * J36 of the M4 - 3.5 Miles

Your local office: Bridgend
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E bridgend@wattsandmorgan.co.uk







Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC door, the property opens into a delightful porchway, featuring laminate flooring and both side and front-facing windows, which leads into the open-plan living room and kitchen, which benefits from laminate flooring throughout.

The living area is a bright and welcoming space, featuring a large front-facing window, an additional side-facing window and a staircase rising to the first floor.

The kitchen is a lovely modern space, fitted with a contemporary range of wall and base units, complemented by work surfaces. There is space and plumbing for a fridge/freezer and an additional under-counter appliance, along with the added benefit of convenient under-stairs storage.

Double French doors lead into the conservatory, providing a fantastic additional reception space, which features tiled flooring, windows surrounding the room and further French doors providing access to the rear garden.

The ground-floor bedroom suite comprises a good-sized double bedroom, featuring a front-facing window, built-in wardrobes and laminate flooring. The en-suite bathroom is fitted with a three-piece suite comprising a large walk-in shower, wash hand basin and WC. The room also benefits from a side-facing window and tiled flooring. The bedroom suite offers flexible living accommodation ideal for guests or multi-generational living.

To the first floor, the landing provides access to three further good-sized bedrooms and the family bathroom, as well as benefiting from a side-facing window.

The main bedroom is a well-proportioned double bedroom, featuring carpeted flooring and a front-facing window.

The second bedroom is another good-sized double room, enjoying a rear-facing window and carpeted flooring.

The family bathroom is fitted with a three-piece suite comprising a corner shower, wash hand basin and WC. The room benefits from vinyl flooring and a rear-facing window.

Completing the accommodation is the third bedroom, which features a front-facing window and laminate flooring. This versatile room would make an ideal home office, study or hobby room.

GARDEN AND GROUNDS

Approached via Westminster Way, No. 1 benefits from a private driveway providing off-road parking for two vehicles, along with a detached garage.
The garden is a particularly attractive and private space, featuring a combination of paved patio areas, established shrubs and greenery, creating a delightful ‘secret garden’ feel. A pathway winds through the garden, providing access to all areas, including a decked area beneath a wooden pergola, as well as a further gravelled area with an additional pergola as well as a greenhouse and space for storage sheds. Side access leads through to the front garden, where there is a further area of established shrubs and greenery.

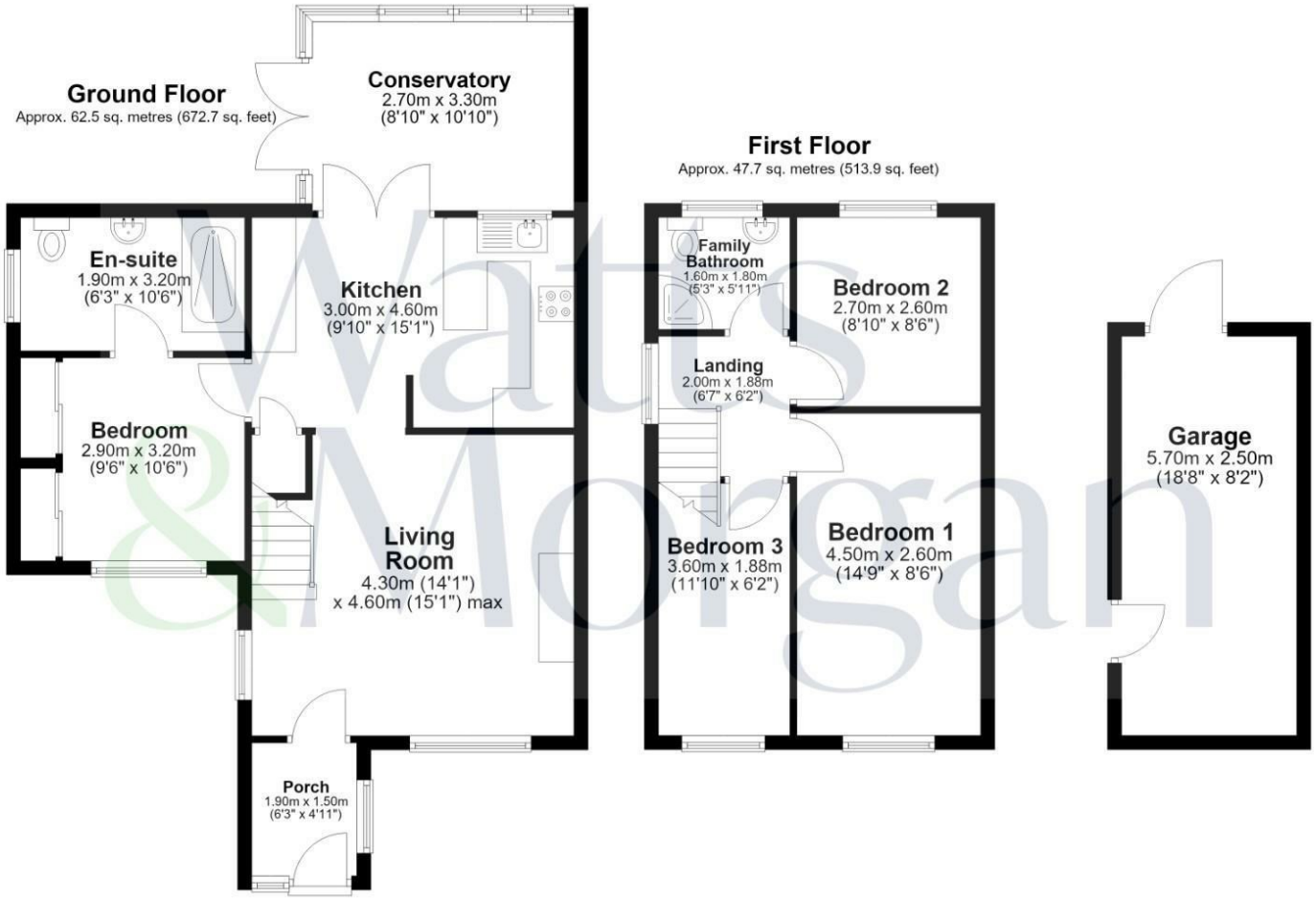
ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; ‘C’. Council Tax is Band 'C'.

AML

Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

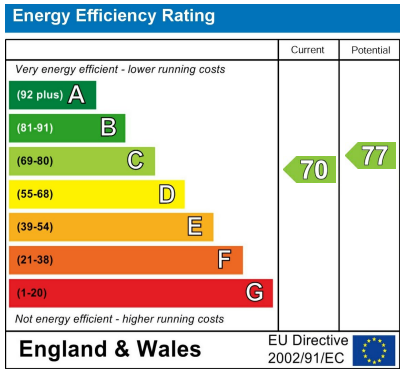
IMPORTANT NOTICE



Total area: approx. 110.2 sq. metres (1186.6 sq. feet)









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