



16, Pendre  
Bridgend, CF31 1NU

Watts  
& Morgan

# 16 Pendre

Bridgend CF31 1NU

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**£225,000 Freehold**

**3 Bedrooms | 2 Bathrooms | null Reception Rooms**

A lovely presented 3 bedroom detached and extended property, situated in a popular location in Bridgend. The property is conveniently located within walking distance of Bridgend Town Centre, Princess of Wales Hospital and offering great access for commuters to Junction 36 of the M4. Accommodation comprises; entrance hall, lounge, open plan living room and dining room, kitchen, utility area and downstairs wet room. First floor; 2 double bedrooms, 1 single room and a family bathroom. Externally offers a large front garden which is predominantly laid to lawn and surrounded by beautiful flowers, as well as a private gravel driveway to the front with off-road parking and a rear garden, which is laid to patio and gravel.

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## Directions

\* Bridgend Town Centre - 1.1 Miles \* Cardiff City Centre - 23.0 Miles \* J36 of the M4 - 1.4 Miles

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## Summary of Accommodation

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### ABOUT THE PROPERTY

The property is entered via a PVC front door which opens into a porchway and features a side window, leading through into the carpeted entrance hallway which features the carpeted staircase rising to the first floor.

To the front of the property is the versatile reception room, which can be used as a study or snug and features carpeted flooring and dual aspect windows, one front facing and one side facing.

Another front facing reception room is the generously sized open plan living/dining room and benefits from carpeted flooring, and features a large front-facing window, while patio doors in the dining area offers access to the rear garden which allows for plenty of natural light. From the dining area, is a utility space, which is fitted with a washing machine and tumble dryer to remain, as well as a PVC door to the rear garden. There is also a wet room that serves the ground floor, which is fitted with anti slip vinyl flooring and a side facing window. This wet room is fitted with a shower, WC and wash hand basin.

Situated towards the rear of the property, the kitchen is finished with anti-slip vinyl flooring and is fitted with a modern range of coordinating wall and base units with complementary work surfaces and features a rear facing window. Integrated appliances include a fridge/freezer, as well as an additional under counter freezer and dishwasher.

Upstairs, the carpeted landing features a rear-facing window as well as a storage cupboard and provides access to three well-proportioned bedrooms and the family bathroom.

The master bedroom, located at the front of the property, offers carpeted flooring, a large front-facing window and built-in storage.

The family bathroom features anti slip vinyl flooring and includes a three-piece suite comprising a ceramic wash hand basin, WC, and bath along with a heated towel rail and a side-facing window.

The second bedroom is a generously sized double room positioned at the front, complete with carpeted flooring and a front facing window.

Bedroom three is located at the rear and features carpeted flooring and a rear-facing window.

### GARDENS AND GROUNDS

Approached off Pendre, number 16 enjoys private parking to the front of the property, providing convenient off-road parking for multiple vehicles. The property boasts an enclosed and landscaped garden featuring a combination of lawn and is surrounded by beautiful flowers and shrubbery, all bordered by secure walling. The rear garden features patio and gravel areas as well as a convenient greenhouse.

### ADDITIONAL INFORMATION

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

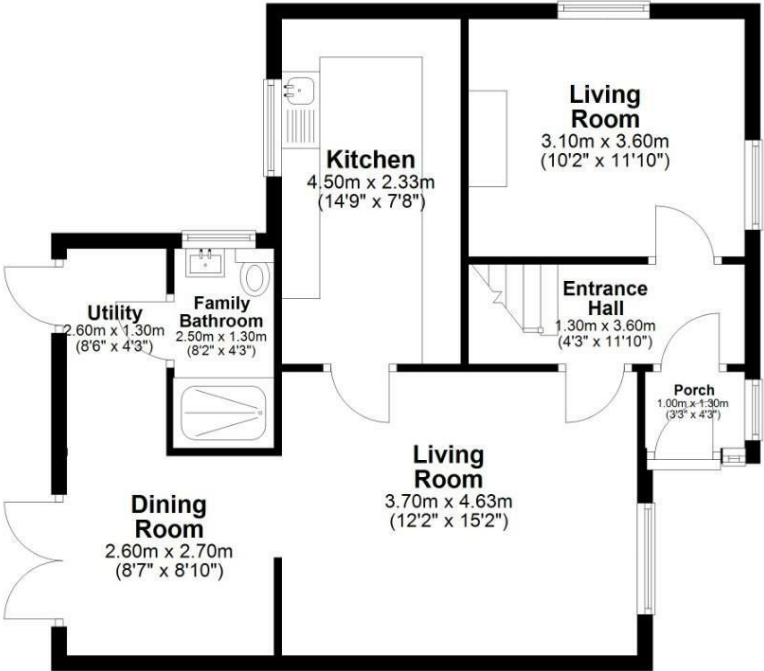
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Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

**Ground Floor**

Approx. 61.0 sq. metres (656.8 sq. feet)



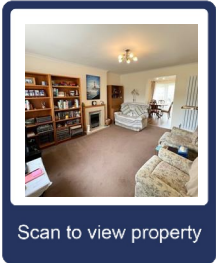
**First Floor**

Approx. 38.8 sq. metres (418.2 sq. feet)



Total area: approx. 99.9 sq. metres (1074.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	65	71
	EU Directive 2002/91/EC	



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