



82, Sunnyside Road
Bridgend, CF31 4AF

Watts
& Morgan



82, Sunnyside Road

Bridgend CF31 4AF

£230,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A spacious three-bedroom semi-detached property offered for sale with no onward chain. Ideally located just a short walk from Bridgend Town Centre and Newbridge Playing Fields, the home sits in a highly convenient position close to a wide range of local amenities. The accommodation comprises: entrance hall, lounge and an open-plan kitchen/dining/sitting room. To the first floor: a landing, three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from rear lane access, a private driveway to the rear providing off-road parking for three to four vehicles, and a rear garden. Chain free.

Directions

* Bridgend - 0.3 miles * Cardiff - 21.0 miles * J36 of the M4 - 3.0 miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a PVC door, the property opens into an entrance hall featuring a storage cupboard housing the 'Glow-Worm' gas combination boiler and a side-facing window. The main hallway offers laminate flooring, recessed spotlighting and a carpeted staircase rising to the first-floor landing. The living room is a generous reception space with laminate flooring, a bay window to the front and a central tiled feature fireplace. The open-plan kitchen/dining/sitting room provides excellent family space, with continuation of the laminate flooring and a front-facing window. There is ample room for both lounge and dining furniture, along with a built-in understairs storage cupboard. The kitchen area enjoys vaulted ceilings with Velux windows, an exposed wooden beam and windows to the rear and side, creating a bright and airy feel. A PVC door opens directly to the rear garden. The kitchen is fitted with Shaker-style wall and base units, complementary work surfaces and tiled splashbacks. Integrated appliances include a 4-ring gas hob with oven, grill and stainless-steel extractor hood, with space provided for freestanding appliances.

The first-floor landing features carpeted flooring, a rear-facing window and access to all rooms. Bedroom One is a spacious double bedroom with laminate flooring, built-in wardrobes and front-facing windows. Bedroom Two is another double bedroom with laminate flooring, fitted wardrobes and a front-facing window. Bedroom Three is a comfortable single room with laminate flooring and a rear-facing window. The bathroom provides access to the loft hatch and is fitted with a tiled bath with overhead shower and glass screen, WC and a wash-hand basin set within a vanity unit. Additional features include tiled walls and flooring, a chrome ladder radiator, spotlighting and a rear-facing window.

GARDENS AND GROUNDS

Approached from Sunnyside Road, No. 82 benefits from rear lane access and off-road parking for up to three vehicles. There is also convenient access around to both the front and rear gardens. To the rear, the property enjoys a generous garden predominantly laid to lawn, complemented by a spacious patio area ideal for outdoor seating and entertaining.

ADDITIONAL INFORMATION

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



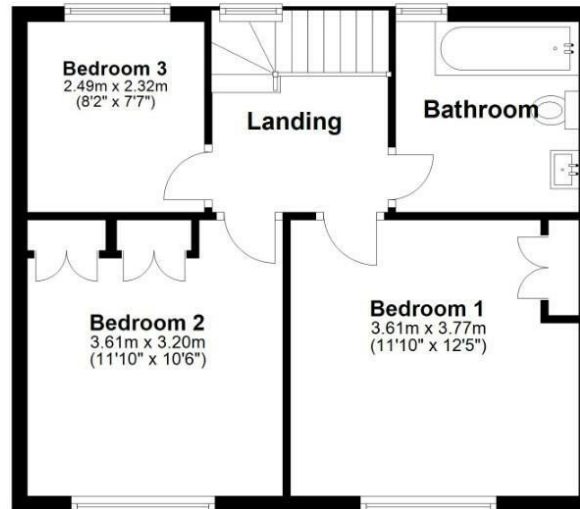
Ground Floor

Approx. 60.6 sq. metres (652.5 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.7 sq. feet)



Total area: approx. 105.7 sq. metres (1138.1 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		
	68	82
England & Wales		
EU Directive 2002/91/EC		



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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