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



# 7, Westminster Way

## Bridgend CF31 4QX

## £259,000 Freehold

### 3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A well presented spacious three-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 a porchway, living room, open plan living room and kitchen/diner, with patio doors to the rear garden. To the first floor are three good-sized bedrooms, a family bathroom and separate WC.

Externally, the property benefits from a private driveway providing off-road parking for multiple vehicles as well as a detached garage, a small well-maintained front garden and a landscaped low maintenance rear garden.

Offered to the market with no onward chain.

### Directions

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

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# Summary of Accommodation

ABOUT THE PROPERTY

Entered through a composite double glazed door with matching double glazed side panels into the porch which benefits from a further window to the side elevation, recessed ceiling light points, and slate effect tiled flooring.

The living room benefits from a central feature electric fireplace with slate effect hearth, carpeted flooring, as well as a carpeted staircase leading to the first floor. The living room also benefits from a lovely front facing bay window, which allows the room to feel bright and airy.

Double doors lead to the dining/family room which enjoys engineered wood flooring and allows ample space for freestanding furniture. The room benefits from a side facing window and an understairs storage cupboard.

A broad square archway leads into the spacious kitchen, which has been fitted with a range of base and wall units with roll top laminate work surface and an inset bowl and a half single drainer stainless steel sink. Integrated appliances to remain include; Oven and grill and four ring induction hob with contemporary stainless steel and glass extractor hood over, as well as washing machine and dishwasher. The kitchen further benefits from space and plumbing for a freestanding American style fridge freezer, tiled flooring, a window to the side elevation and a sliding patio door leading out to the rear enclosed garden.

To the first floor, the carpeted landing provides access to three good sized bedrooms, the family bathroom as well as a separate WC.

Bedroom one is a large double bedroom spanning the front of the property and benefits from carpeted flooring, two windows to the front elevation and an overstairs storage cupboard.

Bedroom Two is another good sized double bedroom, which benefits from carpeted flooring and a window to the side elevation.

Located to the rear of the property is bedroom three, which is a further double bedroom benefiting from carpeted flooring and a rear facing window.

The family bathroom has been fitted with a three piece suite comprising of a bath with shower overhead, vanity unit mounted wash basin, and a WC. The family bathroom further benefits from tiled flooring, fully tiled walls and an obscured window to the rear elevation.

The WC has been fitted with a two piece white suite comprising; a wall mounted corner wash basin and WC. The room further benefits from slate effect tiled flooring.

GARDEN AND GROUNDS

Approached off Westminster Way, No. 7 benefits from off road parking for multiple vehicles which leads down to the detached garage. The front of the property benefits from having a small front garden which has been laid with a variety of areas laid to lawn, paved patio and pathways and gravelled borders.

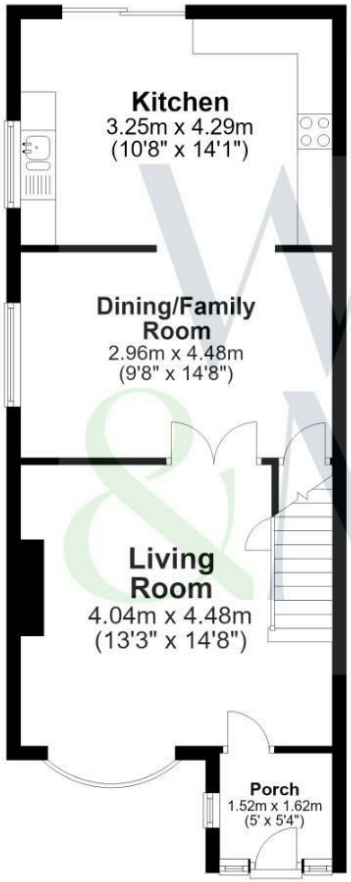
To the rear of the property is an attractively landscaped low maintenance garden which features a paved patio area, providing ample space for outdoor entertaining and dining furniture, with the remainder being laid to artificial grass.

ADDITIONAL INFORMATION

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

## Ground Floor

Approx. 48.9 sq. metres (526.4 sq. feet)




## First Floor

Approx. 46.5 sq. metres (500.8 sq. feet)




## Garage

Approx. 24.5 sq. metres (263.5 sq. feet)

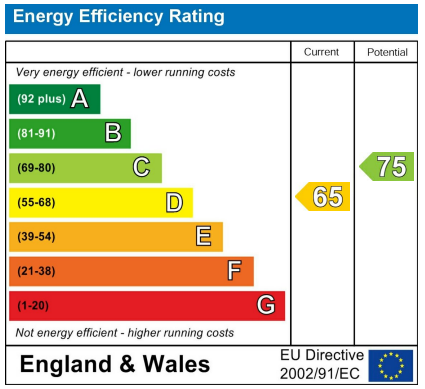


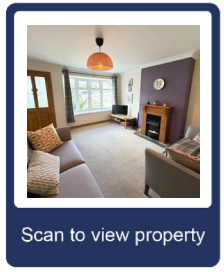

Total area: approx. 119.9 sq. metres (1290.6 sq. feet)










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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