







64a, Bakers Way

Bridgend, CF32 9PX

Watts & Morgan

64a Bakers Way

Bryncethin, Bridgend CF32 9PX

£850 Per Month

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A much improved first floor flat, well presented and located close to M4 for commuting and Bridgend Town with all amenities. Accommodation comprises, entrance hallway leading to first floor, modern fitted kitchen with electric oven with gas hob and space for dining table. Spacious living room, two double bedrooms and contemporary bathroom with shower over bath. Garden to rear included. EPC - C Council Tax Band - A. £850pcm Available Upon completion of references. Sorry no pets permitted

ABOUT THE PROPERTY

Entered via a PVC door into the entrance hallway with vinyl flooring and built-in storage cupboard and a carpeted staircase leads up to the first floor.

The first floor landing has carpeted flooring and access to loft hatch.

The main living room is a spacious reception room with carpeted flooring and windows to the front.

The kitchen/breakfast room has been fitted with a range of coordinating wall and base units with complementary work surfaces over with LVT flooring, tiled splashbacks and window overlooking the rear. Integrated appliances include stainless steel sink with drainer, integrated dishwasher and integrated 4-ring induction 'Lamona' hob, oven, grill and stainless steel extractor fan. There is a built-in pantry cupboard, a further built-in storage cupboard housing the gas combination boiler and there is ample space for a breakfast table and freestanding fridge freezer.

Bedroom one is a double bedroom with carpeted flooring, two sets of built-in wardrobes and window to the front.

Bedroom two is a second double bedroom with carpeted flooring and window to the rear.

The bathroom is fitted with a 3-piece suite comprising of a bath with overhead shower and glass screen, WC and wash-hand basin set within vanity unit with vinyl flooring, tiling to the walls and a PVC window to the rear.

GARDENS AND GROUNDS

Approached off Bakers Way No.64A has on-road parking to the front and there is a rear garden.

ADDITIONAL INFORMATION

Leasehold. All mains services connected. EPC Rating "TBC". Council Tax Band "TBC".

DISCLAIMER

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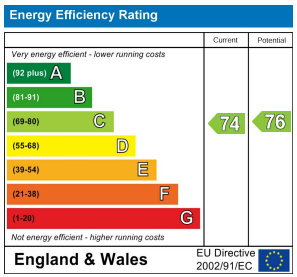

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