17, Llys Eglwys

Bridgend, CF31 5DT

Watts & Morgan

17 Llys Eglwys

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£164,950 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A lovely two bedroom mid terrace property located in a popular location in Broadlands within walking distance of local amenities, shops, schools and close to Bridgend Town Centre. Accommodation comprises of living room and kitchen to the ground foor. To the first Floor, two good size bedrooms and family bathroom. Externally offering off-road parking for one vehicle and an enclosed rear garden. Brand new boiler fitted. No onward chain.

Directions

* Bridgend Town Centre - 1.8 Miles * Cardiff City Centre - 22 Miles * J36 of the M4 - 4.4 Miles

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

Summary of Accommodation

ABOUT THE PROPERTY

The property is entered via a PVC front door into the spacious living room which features carpeted flooring, a carpeted staircase rising to the first floor as well as a large front facing window, allowing plenty of light to fill the room.

The kitchen benefits from vinyl flooring and enjoys a rear-facing window and provides access to the rear garden via a back door. The kitchen is fitted with a range of coordinating wall and base units with complementary work surfaces. There is space and plumbing provided for a washing machine and tumble dryer. There is also a brand new boiler fitted.

To the first floor, the carpeted landing leads to a two good sized bedrooms and the family bathroom.

Bedroom one is a great sized double room positioned to the front of the property and features carpeted flooring, a front-facing window, and a built-in storage cupboard.

The family bathroom is fitted with vinyl flooring and a three-piece suite comprising a wash hand basin, WC, and bath.

Bedroom two is rear-facing bedroom, which benefits from a rear-facing window, carpeted flooring and a built in storage cupboard.

GARDENS AND GROUNDS

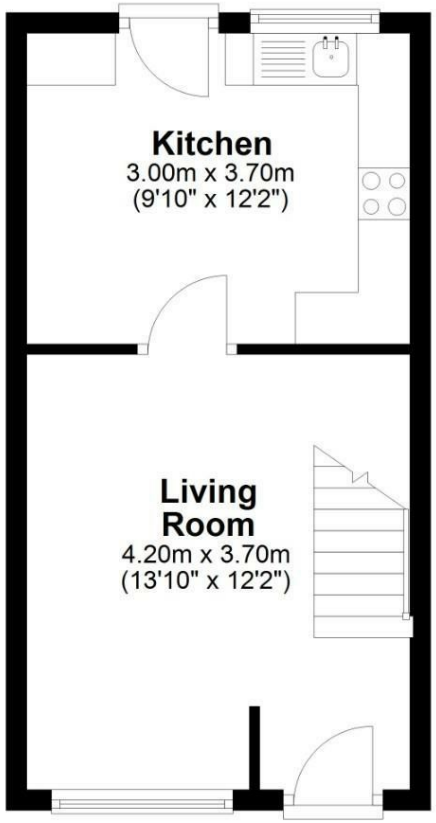
Approached off Llys Eglwys, number 17 enjoys a fully enclosed garden with a combination of patio and graveled areas, all bordered by secure fencing. There is one allocated parking space to the front of the property.

ADDITIONAL INFORMATION

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

Ground Floor

Approx. 27.0 sq. metres (291.0 sq. feet)

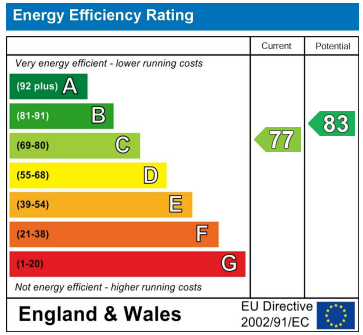


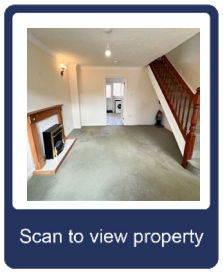
First Floor

Approx. 26.7 sq. metres (286.9 sq. feet)

Total area: approx. 53.7 sq. metres (577.9 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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