



132, Llangewydd Road
Bridgend, CF31 4JX

Watts
& Morgan



132, Llangewydd Road

Bridgend CF31 4JX

£170,000 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A spacious 2 bedroom semi-detached property situated in Cefn Glas. Situated within walking distance of local shops, schools and amenities. Great access to Bridgend Town Centre and Junction 36 of the M4 Motorway. Accommodation comprises; entrance hall, lounge and kitchen/breakfast room. First floor; 2 double bedrooms and a shower room. Externally offering a private driveway with off-road parking for numerous vehicles, extended garage with storage area and gym/office space and a lawned garden.

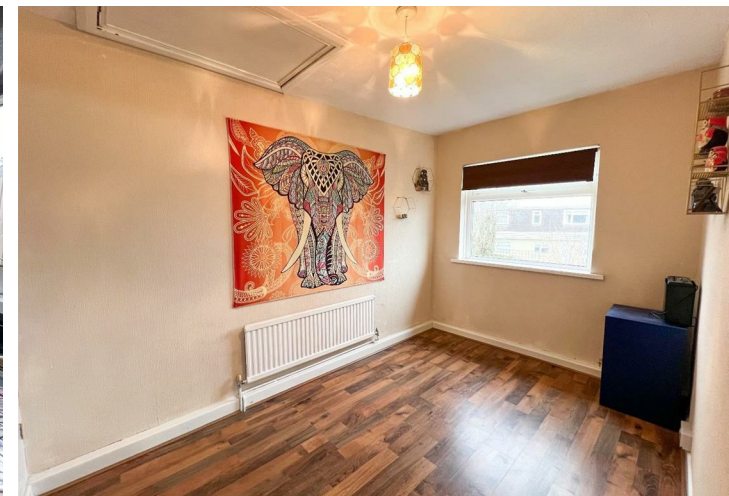
Directions

* Bridgend town centre - 2.0 Miles * Cardiff city centre - 22.0 Miles * J36 of the M4 - 4.0 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a PVC front door into the entrance hallway with carpeted flooring and a staircase rising up to the first floor.

The living room, to the front of the property, benefits from carpeted flooring, windows over-looking the front and a central feature fireplace with wood burner fitted opening into the kitchen/breakfast room.

The kitchen/breakfast room has been fitted with a range of coordinating wall and base units with complementary work surfaces over. Integrated appliances include; 4-ring gas hob with oven, grill and extractor hood over. With tiled flooring, tiled splash-backs, built-in cupboard housing the 2 year old gas combination boiler, window over-looking the rear garden, partly glazed door opening out to the side and French doors opening out to the rear. Space is provided for a freestanding fridge/freezer and washing machine. There is ample space for a breakfast table.

The first floor landing offers carpeted flooring and all doors lead off.

Bedroom One is a double bedroom with windows over-looking the front and carpeted flooring.

Bedroom Two is a second double bedroom with laminate flooring, built-in storage, window over-looking the rear garden and access to the loft hatch.



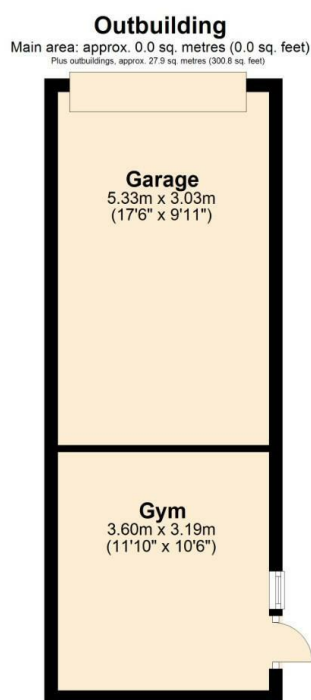
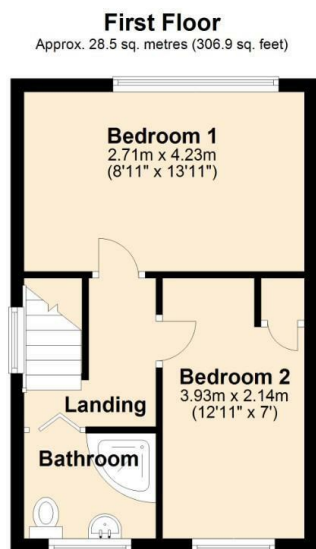
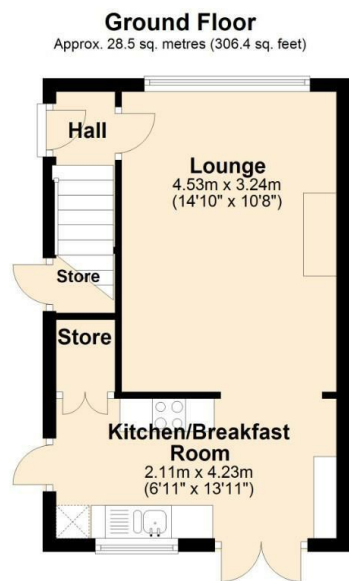
The shower room is fitted with a 3-piece suite comprising of a corner shower cubicle, WC and a wash hand basin. With tiled flooring, tiling to the walls and a window to the rear.

GARDENS AND GROUNDS

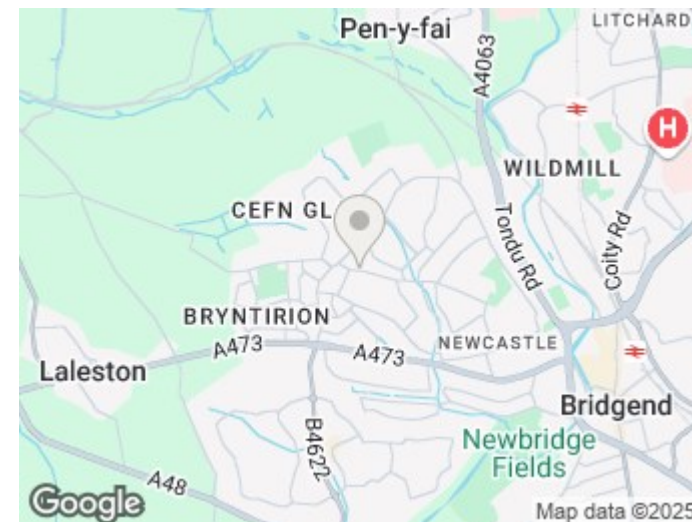
Approached off Llangwydd Road, no. 132 benefits from a private driveway with off-road parking for numerous vehicles, gates open to a further hardstanding with space for off-road parking in front of the garage and lawned garden. The extended garage has a manual up and over door to the front, a partition separating storage area and office/home gym area with lighting, power supply and a pedestrian side door.

ADDITIONAL INFORMATION

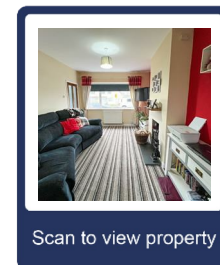
Freehold. All mains connected. EPC Rating; 'D'. Council Tax is Band 'B'.



Main area: Approx. 57.0 sq. metres (613.3 sq. feet)
Plus outbuildings, approx. 27.9 sq. metres (300.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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