



42, Ton Glas
Bridgend, CF31 4EJ

Watts
& Morgan

42 Ton Glas

Bridgend CF31 4EJ

£199,950 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A beautifully presented three-bedroom mid-terraced home, ideally located in a sought-after area within walking distance of a range of local amenities, shops and schools, and just a short distance from Bridgend Town Centre.

The property briefly comprises an entrance hallway, a spacious open-plan living/dining room and a well-appointed kitchen. To the first floor are three good-sized bedrooms and a family bathroom. Externally, the property benefits from off-road parking for two vehicles, along with an enclosed rear garden featuring two useful outdoor sheds. Offered to the market with no onward chain

Directions

* Bridgend Town Centre - 1.5 Miles * Cardiff City Centre - 26 Miles * J36 of the M4 - 4.0 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

The property is accessed via a composite front door, opening into a welcoming entrance hallway featuring laminate flooring, a carpeted staircase rising to the first floor, and a useful under-stairs storage cupboard.

Positioned at the front of the property, the impressive open-plan living/dining room is flooded with natural light from a large front-facing window and benefits from laminate flooring throughout. The dining area features patio doors providing direct access to the rear garden.

Situated to the rear of the property, the kitchen is bright and practical, with patterned vinyl flooring and a rear-facing window. It is fitted with a contemporary range of matching wall and base units, complemented by coordinating work surfaces. There is space and plumbing for two under-counter appliances, together with space for a fridge/freezer.

The carpeted first-floor landing provides access to three well-proportioned bedrooms and the family bathroom.

Bedroom One is a spacious front-facing double bedroom, featuring carpeted flooring, a front-facing window, and the added benefit of a built-in storage cupboard.

Bedroom Two is a generously proportioned rear-facing double bedroom, benefitting from carpeted flooring and a rear-facing window.

The family bathroom is fitted with patterned tiled flooring and a contemporary three-piece suite comprising a bath with shower over, wash hand basin, and WC. Two rear-facing windows provide plenty of natural light.

Bedroom Three is a further front-facing bedroom, featuring carpeted flooring, a front-facing window, and a built-in open wardrobe.

GARDEN AND GROUNDS

Approached off Ton Glas, No. 42 benefits from a private driveway providing off-road parking, featuring a convenient side access to the rear garden. To the rear, the fully enclosed garden offers a fantastic outdoor space with a combination of patio, lawn and decking areas, ideal for relaxing and entertaining. Additional features include two storage sheds, all enclosed by secure fencing and walling for added privacy.

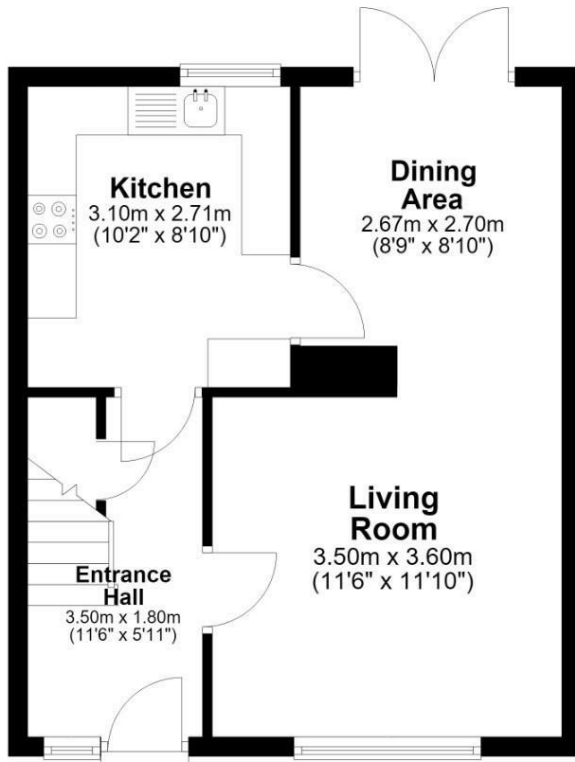
ADDITIONAL INFORMATION

All mains services connected. Freehold. EPC Rating "D". Council Tax band "B".



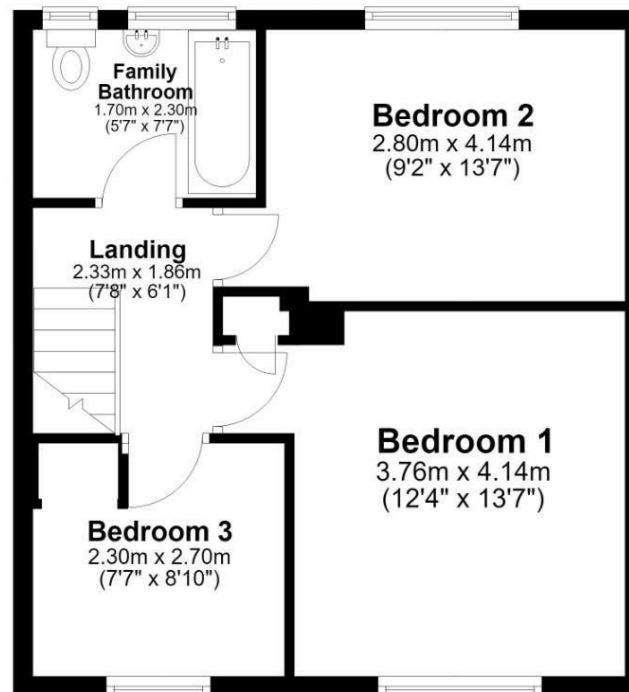
Ground Floor

Approx. 36.9 sq. metres (396.6 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.4 sq. feet)



Total area: approx. 77.0 sq. metres (829.1 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

