



29, Cowbridge Road  
Bridgend, CF31 3DH

Watts  
& Morgan

# 29 Cowbridge Road

Bridgend CF31 3DH

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**£85,000 Freehold**

2 Bedrooms | 1 Bathrooms | 2 Reception Rooms

An ideal first time or investment property. A two bedroom mid-terraced property being sold with no onward chain in need of modernisation. Conveniently located just a short walk from Bridgend Town Centre with local shops, schools, amenities, transport links and nearby to Bridgend College. Accommodation comprises entrance hall, lounge, dining room, kitchen. First floor landing, two double bedrooms and bathroom. Externally offering courtyard style garden with an outdoor store. Chain Free.

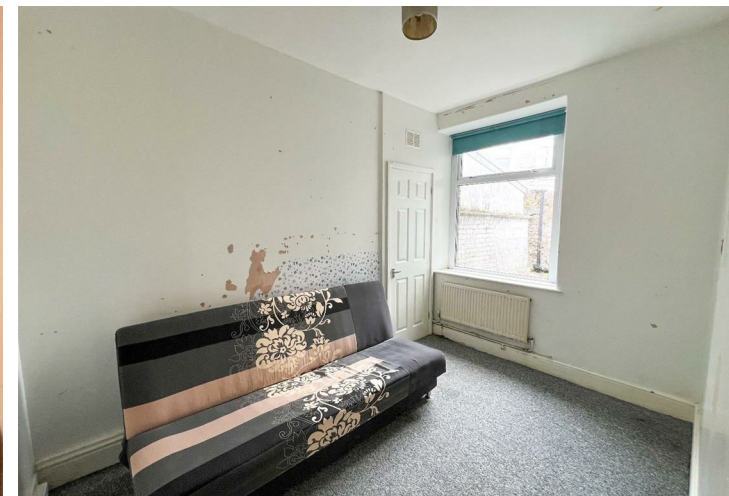
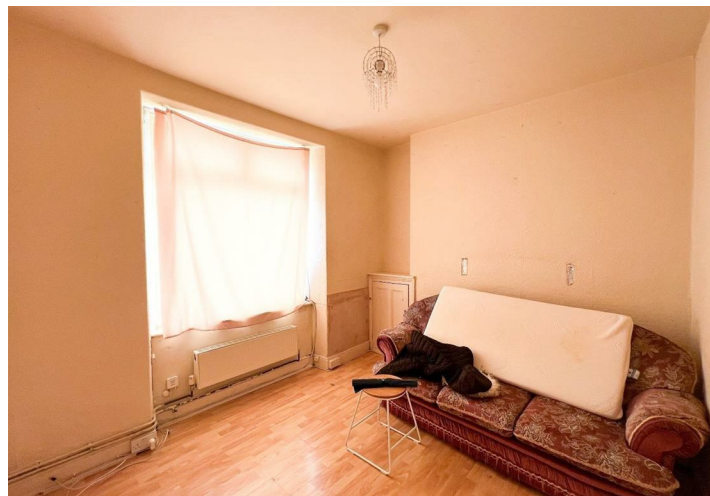
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## Directions

**Your local office: Bridgend**

T 01656 644288 (1)

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)



## Summary of Accommodation

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### ABOUT THE PROPERTY

Entered through a PVC door into the entrance hallway with tiled flooring and staircase leads up to the first floor.

The living room to the front of the property offers laminate flooring and window to the front.

The dining room is a spacious second reception room carpeted flooring, built-in storage cupboard housing the gas boiler and window to the rear.

The kitchen is fitted with a range of coordinating wall and base units with work surfaces over with vinyl flooring, tiled splashbacks and a PVC door leading out to the rear garden. There is a built-in pantry cupboard and space for freestanding appliances.

The first floor landing offers access to the loft hatch and all doors lead off.

Bedroom one is a generous size main bedroom with carpeted flooring and two sets of windows 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 panelled bath with overhead shower, WC and wash-hand basin with vinyl flooring, tiling to the walls and a window to the rear.

### GARDENS AND GROUNDS

Approached off Cowbridge Road No.29 has an enclosed courtyard style rear garden laid with patio with a timber gate providing pedestrian access out to the rear.

### ADDITIONAL INFORMATION

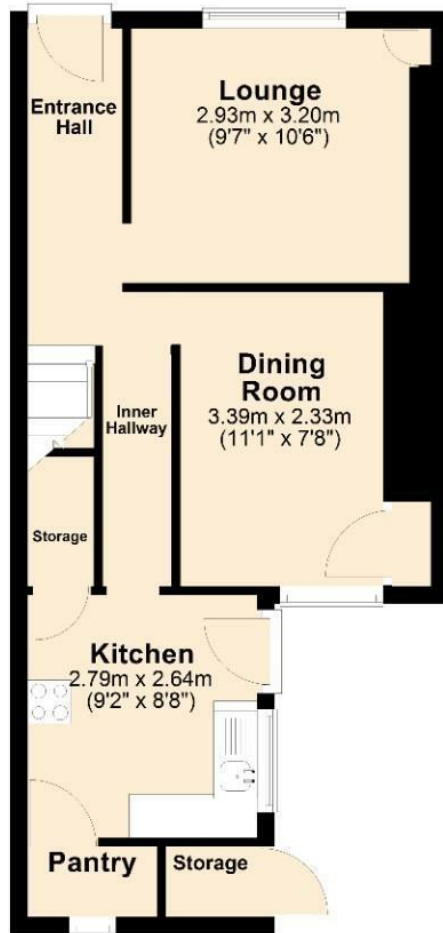
Freehold. All mains services connected. EPC Rating "D". Council Tax Band "B".

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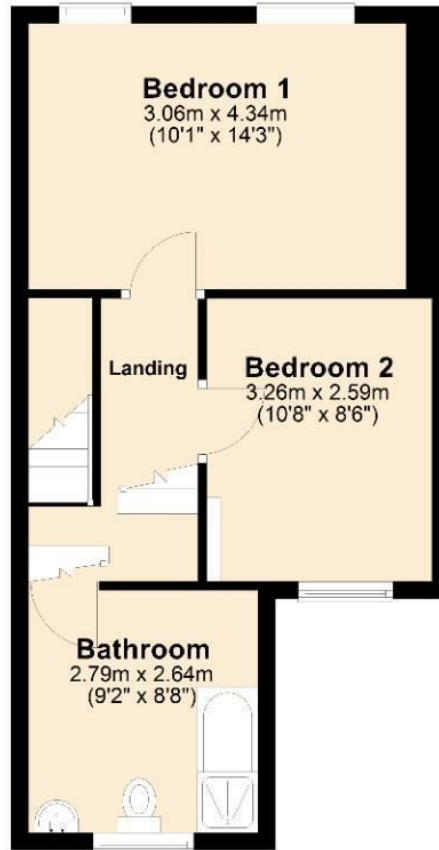
## Ground Floor

Main area: approx. 38.8 sq. metres (417.4 sq. feet)  
Plus outbuildings, approx. 0.9 sq. metres (9.2 sq. feet)



## First Floor

Approx. 37.4 sq. metres (402.8 sq. feet)



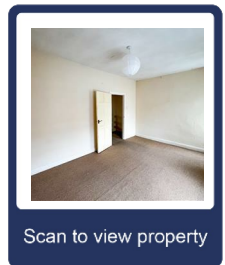
Main area: Approx. 76.2 sq. metres (820.1 sq. feet)

Plus outbuildings, approx. 0.9 sq. metres (9.2 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.  
Plan produced using PlanUp.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
	61	79



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