2, College Close

Bridgend, CF31 3DL

Watts & Morgan

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£225,000 Freehold

3 Bedrooms | 1 Bathrooms | 3 Reception Rooms

A spacious three bedroom semi-detached property being sold with no onward chain. Situated in a popular location in Bridgend within walking distance of local shops, schools, the College, Bridgend Town Centre and close proximity to Junction 36 of the M4. Accommodation comprises of porch, entrance hallway, living room, dining room, conservatory, kitchen, downstairs WC and store room, as well as an outside utility room. To the first floor, three good sized bedrooms, two-piece bathroom and a separate WC. Externally offering a private driveway to the front, with garage as well as a front lawned garden. To the rear is a generous private low maintenance garden. Chain Free.

Directions

* Bridgend town centre - 1.0 Mile * Cardiff - 22.0 Miles * J35 of the M4 -4.0 Miles

Your local office: Bridgend
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Summary of Accommodation

ABOUT THE PROPERTY

The property is entered via a PVC door into the entrance porch, which is fitted with tiled flooring and benefits from a front-facing window. A wooden door leads through into the entrance hallway.

The entrance hallway features carpeted flooring, two useful understairs storage cupboards and a carpeted staircase rising to the first floor. The hallway also benefits from a side-facing window.

To the front of the property is the spacious living room, which features carpeted flooring and a large window overlooking the front.

The dining room provides a generous second reception space, with carpeted flooring and sliding doors opening into the conservatory. The conservatory is a versatile additional living area, featuring vinyl flooring and a side door providing access to the inner hallway.

The kitchen is fitted with a range of coordinating wall and base units, complemented by work surfaces over and space for freestanding appliances. The room benefits from tiled flooring, a side-facing window and a wooden door leading into the inner hallway.

The inner hallway is fitted with vinyl flooring and provides access to the downstairs WC and a useful store room/pantry. It also features a side PVC door providing access to the driveway, together with a further side door leading into the conservatory.

The downstairs WC is fitted with a WC, vinyl flooring and a rear-facing window.

The first-floor landing features carpeted flooring and provides access to three good-sized bedrooms, the family bathroom and a separate WC. The landing also benefits from a side-facing window.

Bedroom one is a well-proportioned double bedroom featuring carpeted flooring, a large front-facing window and built-in wardrobes.

Bedroom two is a further double bedroom, fitted with carpeted flooring and a rear-facing window, as well as benefiting from a built-in cupboard.

The third bedroom is a single bedroom featuring carpeted flooring, a side-facing window and a built-in cupboard.

The family bathroom is fitted with a two-piece suite comprising a walk-in shower and wash-hand basin. The room features vinyl flooring and a rear-facing window.

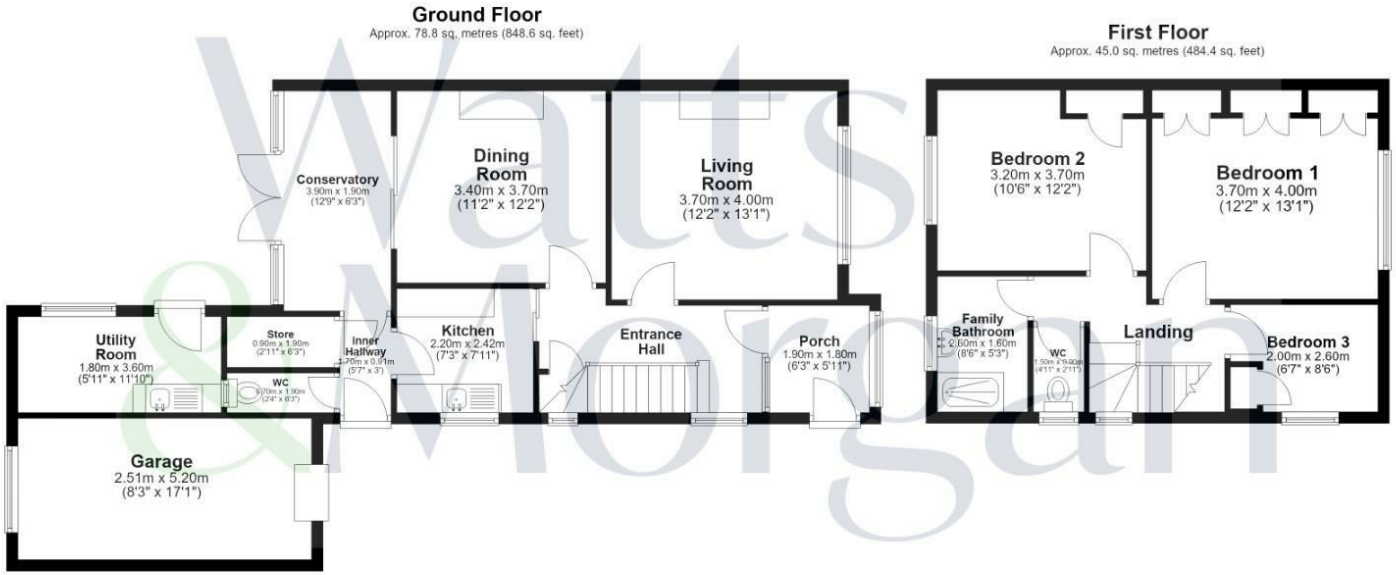
The separate WC is fitted with a WC, vinyl flooring and a side-facing window.

GARDEN AND GROUNDS

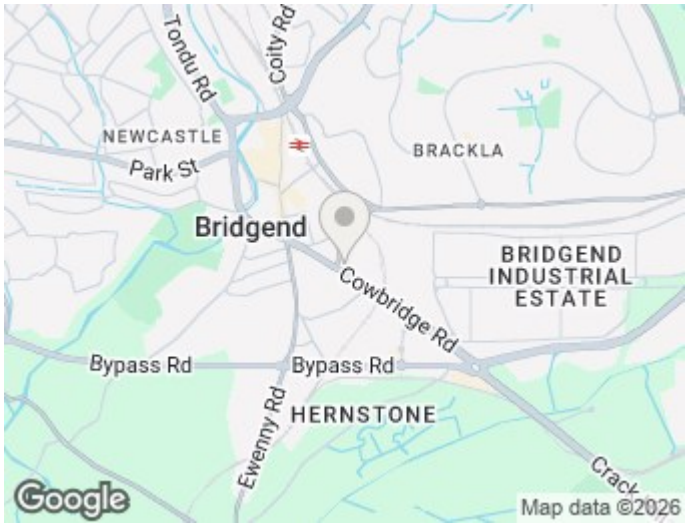
Approached off College Close, No. 2 benefits from a private driveway to the front, providing off-road parking for multiple vehicles, together with a front lawned area. To the rear is a generous, fully enclosed private garden featuring a spacious patio area, ideal for outdoor furniture and entertaining.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating “D”. Council Tax Band “D”.



Total area: approx. 123.8 sq. metres (1332.9 sq. feet)



Energy Efficiency Rating

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

England & Wales EU Directive 2002/91/EC

Scan to view property

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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