
12, Banc Gwyn
Bridgend, CF31 5DJ
Watts
&Morgan



12, Banc Gwyn

Bridgend CF31 5DJ

£245,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

This attractive three-bedroom semi-detached property is offered for sale. Situated in the sought-after Broadlands area, the home is within walking distance of local amenities, shops, and schools, while also benefiting from convenient access to Bridgend Town Centre. The accommodation comprises an entrance hall, WC, spacious living room, and a kitchen/dining room with direct access to the rear garden. To the first floor, there are three well-proportioned bedrooms and a family bathroom.
Externally, the property features a private rear garden providing a pleasant outdoor space. To the front there is a private driveway offering off-road parking for two vehicles with an EV charging point.

Directions

* Bridgend Town Centre - 2.0 Miles * Cardiff City Centre - 26 Miles * J36 of the M4 - 3.9 Miles

Your local office: Bridgend
T 01656 644288 (1)
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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a composite front door into the welcoming entrance hallway, with a staircase rising to the first-floor landing. The ground floor cloakroom is fitted with a convenient two-piece suite comprising a WC and wash hand basin, with a front-facing window providing natural light. The living room features laminate flooring and a front-facing window, with double doors opening through to the kitchen/dining room, creating a lovely flow between the living spaces. The spacious kitchen/dining room benefits from tiled flooring, a useful under-stairs storage cupboard, rear-facing window and patio doors opening out onto the rear garden. There is ample space for a freestanding dining table, making this an ideal space for everyday family living and entertaining. The kitchen is fitted with a range of coordinating wall and base units with complementary work surfaces over and tiled splashbacks. Integrated appliances include an oven/grill, four-ring gas hob with extractor hood over and washing machine. There is also space for a freestanding fridge/freezer.

The first-floor landing features carpeted flooring and provides access to the loft via a ceiling hatch. Bedroom one is a good-sized double room, benefiting from vinyl flooring, built-in wardrobes and an additional storage cupboard, along with a front-facing window. Bedroom two is also a double room, featuring laminate flooring and a rear-facing window. Bedroom three offers laminate flooring and a further rear-facing window. The family bathroom is fitted with a three-piece suite comprising a bath with shower over, WC and wash hand basin. Further features include tiled walls, vinyl flooring and a side-facing window providing natural light.

GARDENS AND GROUNDS

Situated at the end of a quiet cul-de-sac, No. 12 benefits from a private driveway providing ample off-road parking for two vehicles, along with the added convenience of an EV charging point. Side access leads through to the rear garden, which is a generous and fully enclosed space, predominantly laid to lawn with a paved patio area, perfect for outdoor seating and entertaining. There is also a storage shed.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "TBC", Council tax band "D"

AML

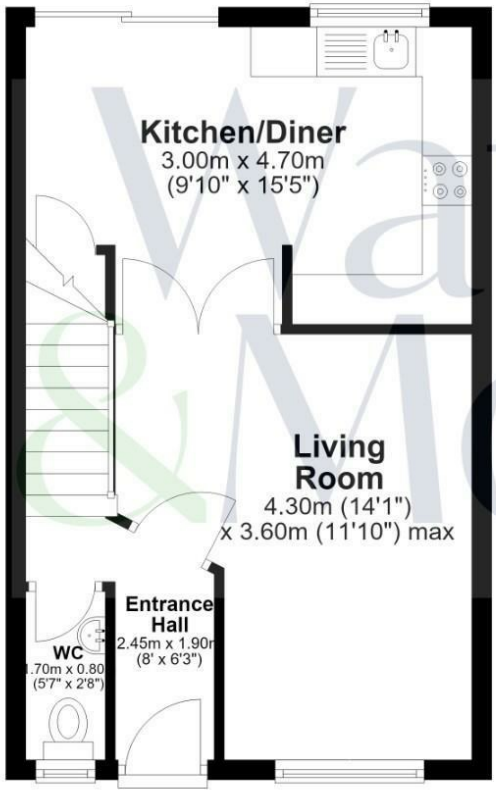
Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

IMPORTANT NOTICE

These particulars are prepared for guidance purposes only and do not constitute, or form any part of an offer or contract. Whilst every effort has been made to ensure the information provided is accurate, the details have been supplied by the seller and should not be relied upon as statements or representations of fact. Neither Watts & Morgan Estate Agents, its employees, nor the seller or landlord makes or gives any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Prospective purchasers or tenants are advised to satisfy themselves as to the accuracy of all details through their own inspections, enquiries and, where appropriate, independent professional advice. All measurements/floorplans and distances are approximate. Services and appliances have not been tested. Photographs, computer-generated images (CGIs) and enhanced images are provided for illustrative purposes only.

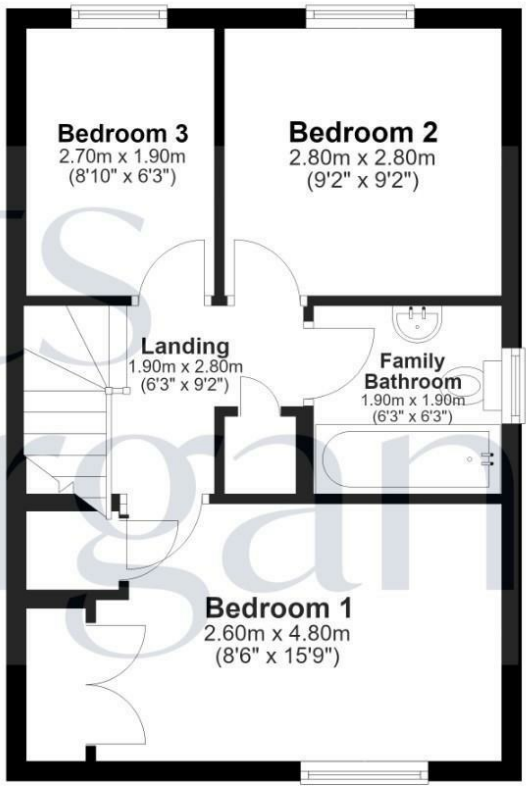
Ground Floor

Approx. 33.9 sq. metres (365.2 sq. feet)



First Floor

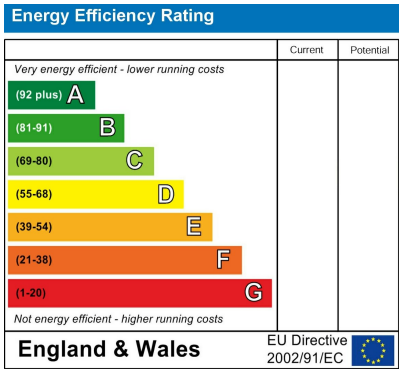
Approx. 35.8 sq. metres (385.3 sq. feet)

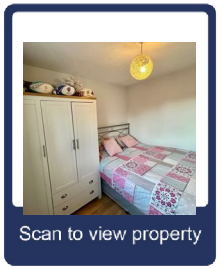


Total area: approx. 69.7 sq. metres (750.5 sq. feet)









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