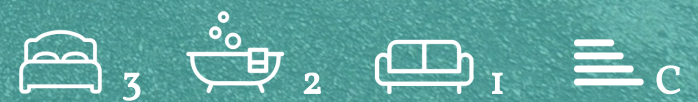




Heol Tredwr

Waterton, Bridgend, CF31 3AJ

Offers in excess of £235,000



Heol Tredwr

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Situated within the desirable Waterton development of Bridgend, this charming semi-detached house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms and two bathrooms, this modern home is designed for comfortable living.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient downstairs w.c. The heart of the home is the spacious kitchen and breakfast area. At the rear of the property, the generous lounge provides a relaxing space to unwind, bathed in natural light.

The first floor boasts three good-sized bedrooms, with the master bedroom featuring an en-suite for added privacy and convenience. A family bathroom completes this level, ensuring ample facilities for all.

Outside, the property benefits from a front forecourt and off-road parking for two vehicles, a valuable asset in this bustling area. The enclosed rear garden is a delightful retreat, featuring a good-sized patio area ideal for al fresco dining, alongside a well-maintained lawn for children to play.

Conveniently located near the retail park, residents will enjoy easy access to a variety of shops and services. Additionally, Bridgend Town Centre is just a short distance away, offering a wealth of amenities and facilities. Families will appreciate the proximity to infant, junior, and comprehensive schools, making this property an ideal choice for those seeking a vibrant community.

In summary, this attractive semi-detached house on Heol Tredwr is a perfect blend of modern living and convenience, making it a must-see for potential buyers.





Hallway
15'4" x 6'8"
4.68 x 2.05 m

Kitchen
11'8" x 8'4"
3.56 x 2.56 m

Living Room
11'6" x 15'6"
3.52 x 4.72 m

WC
3'5" x 6'1"
1.05 x 1.87 m

Floor 0

Landing
8'9" x 3'7"
2.69 x 1.10 m

Bathroom
6'3" x 6'10"
1.91 x 2.09 m

Bedroom
11'8" x 6'11"
3.57 x 2.11 m

Bedroom
9'8" x 8'4"
2.96 x 2.55 m

Bedroom
15'2" x 8'4"
4.62 x 2.56 m

En-suite
6'5" x 4'6"
1.97 x 1.39 m

Floor 1

Approximate total area⁽¹⁾

788 ft²

73.1 m²

Reduced headroom

9 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

An aerial photograph showing a mix of urban and industrial landscapes. In the upper left, there's a dense residential area with many small houses. To the right, there are larger industrial buildings and warehouses. A blue location pin is placed in the center, marking a specific spot near a road intersection. The bottom of the image shows green fields and a road. The Google logo is visible in the bottom left corner, and copyright information is at the bottom.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		80	90
England & Wales		EU Directive 2002/91/EC	

Please contact our McHattons- Bridgend Office on 01656659262 if you wish to arrange a viewing appointment for this property or require further information.

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