



Woodford, Brynna Road
Pencoed, Bridgend, CF35 6PD



Woodford, Brynna Road Pencoed, Bridgend, CF35 6PD

£189,950 Freehold

3 Bedrooms : 2 Bathrooms : 2 Reception Rooms

A rare opportunity to acquire this spacious semi-detached property retaining many original features and being sold with no ongoing chain. The property offers easy access to major road, rail links and amenities. The accommodation comprises entrance hall, lounge, dining room, kitchen. First floor landing, master bedroom with wet room and two further bedrooms. Externally the property benefits from a substantial driveway, front lawned garden and rear enclosed lawned garden. EPC Rating "D"

- Bridgend Town Centre 6.0 miles
- Cardiff City Centre 18.2 miles
- M4 (J35) 2.0 miles

Your local office: Bridgend

T 01656 644288

E bridgend@wattsandmorgan.wales





Summary of Accommodation

GROUND FLOOR

Accessed via uPVC door with uPVC glazed window to the side elevation. Entrance hallway features carpeted flooring and staircase to first floor landing, picture rails. Door leads off into WC. Ground Floor WC has been fitted with a 2-piece suite comprising low level WC and wall mounted sink, uPVC single glazed window to the side elevation, carpeted flooring. Lounge is a sizeable reception room with uPVC bay fronted window, carpeted flooring and ample space for living room furniture. Dining Room is a further reception room with carpeted flooring and uPVC window to the rear elevation. Kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces, uPVC window to the side elevation, uPVC door to the rear garden, carpeted flooring, 'Ideal' combi wall mounted boiler. Appliances to remain include 'Beko' freestanding double oven, with 4-ring electric hob, a washing machine and fridge freezer.

FIRST FLOOR

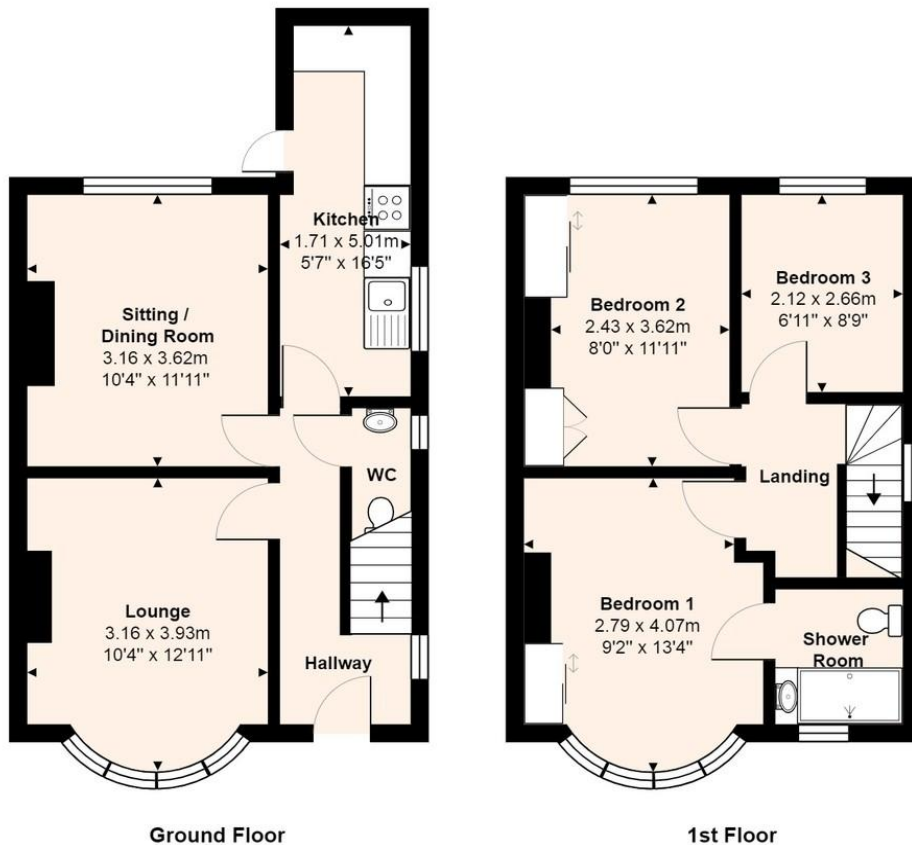
The first floor landing benefits from carpeted flooring, uPVC window to the side elevation. Master Bedroom is a spacious double bedroom with uPVC bay fronted window, carpeted flooring, built-in double wardrobe, loft hatch to insulated loft space. Door leads into en-suite wet room fitted with a 3-piece white suite comprising low level WC, wall mounted sink inset vanity unit and electric shower. Further benefits from uPVC obscured glazed window to the front elevation, vinyl flooring, partially tiled. Bedroom Two is a further double bedroom with uPVC window to the rear elevation, carpeted flooring, built-in cupboards/wardrobes either side of chimney breast. Bedroom Three is a comfortable single bedroom with uPVC window to the rear elevation, carpeted flooring.

GARDENS AND GROUNDS

The property is accessed off the road onto a substantial concrete driveway providing parking for several vehicles. To the front of the property is a lawned garden. To the rear of the property is an enclosed predominantly lawned garden with patio area. The garden is enclosed by surrounding hedgerows.

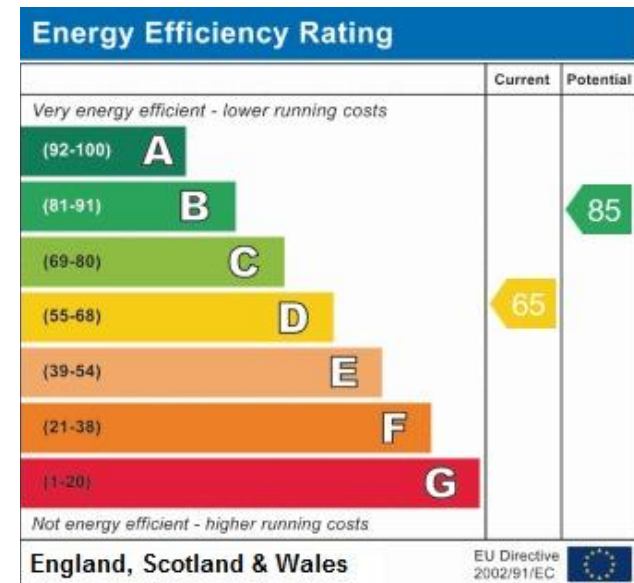
SERVICES, TENURE & COMMENT

All mains services connected. Freehold. The property features original parquet flooring to the hall, lounge and dining room.



Woodford
 Total Area: 75.1 m² ... 808 ft²
 All measurements are approximate and for display purposes only

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.



Bridgend
 T 01656 644 288
 E bridgend@wattsandmorgan.wales

Cowbridge
 T 01446 773 500
 E cowbridge@wattsandmorgan.wales

Penarth
 T 029 2071 2266
 E penarth@wattsandmorgan.wales

London
 T 020 7467 5330
 E london@wattsandmorgan.wales