



32 Church Bell Sound
Bridgend, CF31 4QH



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£220,000 Freehold

3 Bedrooms : 1 Bathrooms : 1 Reception Rooms

Watts & Morgan are pleased to present to the market this immaculately presented three bedroom detached property situated within easy access to local amenities, road and rail links. The stylish accommodation comprises; entrance hall, lounge, kitchen, diner, ground floor WC, master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Externally the property benefits from private driveway, integral single garage, front and rear landscaped gardens. EPC Rating; 'TBC'

- Bridgend Town Centre 1.4 miles
- Cardiff City Centre 23.4 miles
- M4 (J36) 1.8 miles

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Summary of Accommodation

GROUND FLOOR

Accessed via partially glazed door into entrance hallway with distressed laminate flooring.

Door leads off into ground floor WC. Fitted with a low level WC and wall mounted sink inset within vanity unit, ceramic tiled floor.

The Lounge is a beautifully presented reception room with uPVC window to the front elevation. Continuation of distressed laminate flooring, ample space for free standing living room furniture and carpeted quarter turn staircase to first floor landing.

Kitchen/Breakfast room. The kitchen has been comprehensively fitted with a range of wall and base units with roll top laminate work surfaces. Integral 'Lamona' appliances to remain include electric oven with 4-ring gas hob and extractor fan above and a dishwasher. The built General Heating boiler is housed within cupboard. Other fittings include; aluminium splashback, uPVC window to the rear elevation, ceramic floor tiles and space for free standing fridge freezer. Kitchen opens into generous dining area.

Dining area with uPVC bay window to the rear elevation, ample space for free standing dining furniture and a uPVC partially glazed door leads out to the rear garden.

FIRST FLOOR LANDING

The first floor landing features carpeted flooring, loft hatch with pull down ladder to partially boarded loft space, uPVC window to the front elevation, built-in airing cupboard housing water cylinder with shelving and hanging rail.

Master bedroom. A sizeable double bedroom with two sets of built-in double wardrobes, two uPVC windows to the rear elevation, carpeted flooring, ample space for free standing bedroom furniture. Door leads off into en-suite.

En-suite shower room is fitted with a 3-piece white suite comprising low level dual flush WC, wall mounted floating wash hand basin and walk-in shower cubicle. Other features include vinyl flooring, chrome towel radiator, uPVC obscure glazed window to the rear elevation.

Bedroom two is a further double bedroom with a uPVC window to the front elevation and built-in double wardrobe, carpeted flooring.

Bedroom three is a comfortable single bedroom with carpeted flooring and a built-in single wardrobe.

The family bathroom has been fitted with a 3-piece white suite comprising low level WC, pedestal sink and panelled bath with shower over, ceramic quartz floor tiles, uPVC obscure glazed window to the side elevation partially tiled walls.



AWAITING FLOORPLAN

GARDENS & GROUNDS

The property is accessed off the road onto a tarmac private driveway leading to an integral single garage. The garage features a manual up and over door and full electrical services.

To the front of the property is a landscaped AstroTurf front garden with aggregate border.

To the rear of the property is an enclosed landscaped garden featuring raised decked area offering an ideal space for garden furniture leading down to an AstroTurf garden. The garden is enclosed by high rise brick built wall and provides side access to the property. Other features include a raised flower border with a mature selection of trees and shrubs.

SERVICES & TENURE

All mains connected. Freehold.

AWAITING EPC

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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