



3 Keens Place, Bryncethin
Bridgend, CF32 9NJ

WATTS & MORGAN 160 YEARS

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£139,950 Freehold

3 Bedrooms : 1 Bathroom : 2 Reception Rooms

Watts and Morgan are pleased to present to the market this three bedroom semi-detached property located in Bryncethin. Within walking distance to local amenities and close proximity to J36 of the M4. Accommodation comprises; entrance hall, lounge, dining room and kitchen. First floor landing, two double bedrooms, a single bedroom and shower room. Externally the property enjoys a lawned front garden, a rear low maintenance garden with WC and large brick-built storage shed. A courtesy gate leads out to the rear which provides allocated parking (accessed off rear lane). Offering no on-going chain. EPC Rating 'C.'

- Bridgend Town Centre 3.3 miles
- Cardiff City Centre 21.2 miles
- M4 (J36) 1.5 miles



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Summary of Accommodation

GROUND FLOOR

Entered via a uPVC glazed door into the entrance hall with a carpeted staircase to first floor landing and carpeted flooring. The dual aspect lounge is a generous sized reception room presenting a central inset gas fire place with wooden mantle and marble hearth. Ample space for soft furnishings.

The dining room offers laminate flooring, an electric free standing fire place, under-stairs storage cupboard and a uPVC door provides access to the rear garden.

Opening into the kitchen which is fitted with traditional oak effect wall and base units and roll edged work surfaces. Space for free standing gas cooker and plumbing is provided for a washing machine and tall fridge/freezer. Further features include a uPVC window to the front aspect with stainless steel single sink unit.

FIRST FLOOR

The first floor landing provides a storage cupboard and a loft hatch giving access to loft space. To this floor are two double bedrooms both with space for free standing bedroom furniture and fitted storage cupboards.

Bedroom three is a comfortable single bedroom.

Also on offer is a traditional wet room with walk-in shower, wash hand basin and WC.

GARDENS & GROUNDS

No. 3 is approached off the road into a fully enclosed front garden which is predominantly laid to lawn with a chipping border and footpath to front door.

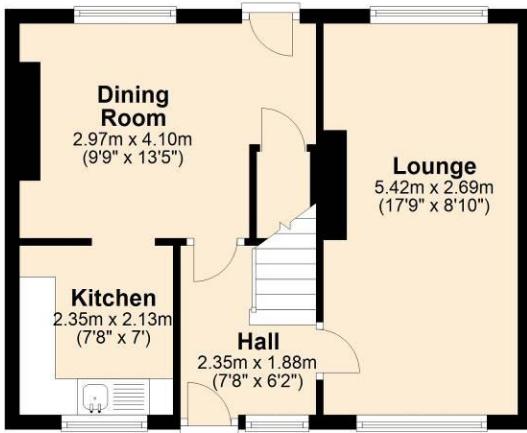
To the rear of the property lies a low maintenance chipping garden with a traditional WC and large brick-built storage shed. A courtesy gate leads out to the rear which provides allocated parking (accessed off rear lane).

SERVICES & TENURE

All mains services connected. Freehold.



Ground Floor
Approx. 37.3 sq. metres (402.0 sq. feet)



First Floor
Approx. 39.9 sq. metres (429.8 sq. feet)



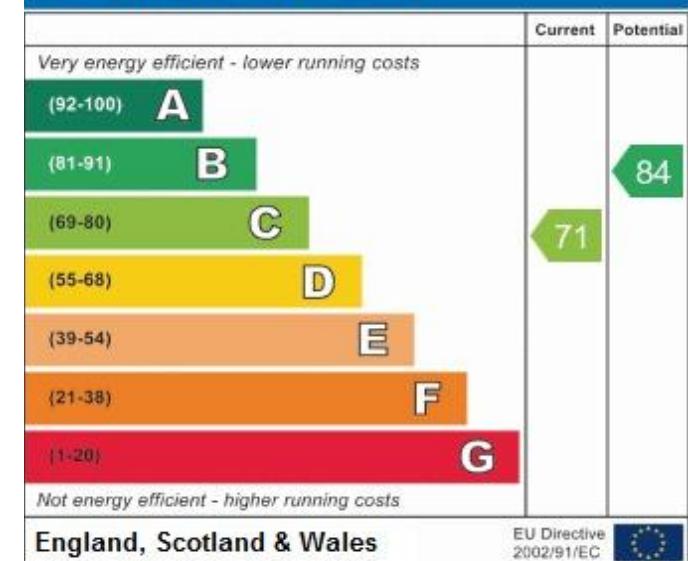
Total area: approx. 77.3 sq. metres (831.9 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

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.



Energy Efficiency Rating



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