



8 Glynbridge Gardens  
Bridgend, CF31 1LN



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£204,950 Freehold

**2 Bedrooms : 1 Bathroom : 1 Reception Room**

Watts & Morgan are pleased to present to the market this two double bedroom detached Bungalow located in Bridgend. Within walking distance to the Princess of Wales Hospital and Bridgend Town centre. Accommodation comprises: entrance hall, lounge, kitchen/breakfast room, two good sized double bedrooms and a shower room. Externally enjoying a private driveway leading to a detached garage with front and rear lawned gardens. Offering no ongoing chain. EPC rating 'D'.

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- Bridgend Town Centre 1.5 miles
- Cardiff City Centre 22.3 miles
- M4 (J36) 1.5 miles

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## Summary of Accommodation

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### GROUND FLOOR

Entrance via a partly glazed uPVC door with window adjacent into the entrance hall offering carpeted flooring and a cupboard for storage.

The lounge is a light and airy reception room offering laminate flooring, uPVC bay windows to the front elevation and an electric fire place set on a marble hearth with wood surround.

The kitchen has been fitted with a range of beech wall and base units with vinyl work surfaces. Integral appliances to remain include oven and grill with 4-ring electric hob and extractor fan over. Further benefiting from a stainless steel sink unit, a uPVC window and a uPVC courtesy door providing access to the side elevation. A cupboard houses the combi boiler and space and plumbing has been provided for white goods.

Bedroom one is a good sized double bedroom offering laminate flooring, a uPVC window to the rear elevation and a fitted storage cupboard.

Bedroom two is a further double bedroom offering laminate flooring, a uPVC window to the rear elevation and space for free standing furniture.

An inner hallway offers laminate flooring, a cupboard for storage and a loft hatch giving access to the loft space.

The bathroom has been fitted with a 3-piece suite comprising; wet room style shower, wash hand basin and WC. Further features include vinyl flooring, fully walls and an obscured uPVC window to the side elevation.

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### GARDENS & GROUNDS

NO. 8 is accessed off the road onto a private driveway leading to a detached garage with manual up and over door with full power supply. The front garden offers a lawned area and a wrought iron courtesy gate leads to the rear.

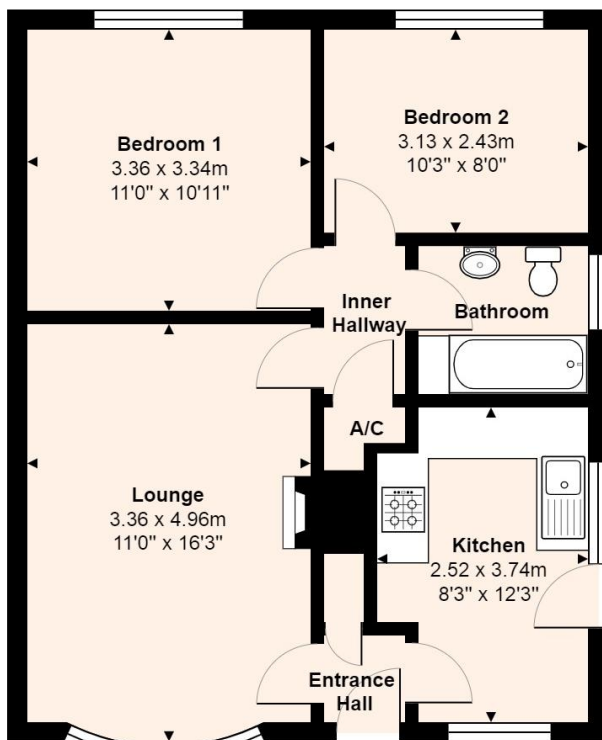
To the rear of the property lies a south west facing garden with a lawned area, stone chipping area, an outhouse for storage and enclosed by a brick wall.

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### SERVICES & TENURE

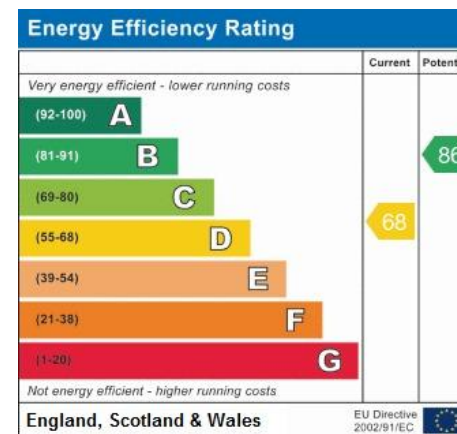
All mains connected. Freehold.





39 Trenos Gardens  
 Total Area: 54.2 m<sup>2</sup> ... 583 ft<sup>2</sup>  
 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.



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