



19 Restway Gardens
Bridgend, CF31 4HY



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£127,500 Freehold

2 Bedrooms : 1 Shower room : 1 Reception Room

Watts & Morgan are pleased to present to the market this immaculately presented two double bedroom semi-detached property located in Restway Gardens. Set in a complex of properties offering peaceful accommodation for those aged 55 and over and situated within a conservation area close to Bridgend Town Centre. The accommodation comprises; entrance hall, lounge, open plan kitchen/dining room & WC. First floor landing, two good sized double bedrooms and shower room. Externally enjoying residents parking area and a communal garden with patio area. Offering no on-going chain. EPC Rating "D."

- Bridgend Town Centre 1.5 miles
- Cardiff City Centre 24.0 miles
- M4 (J36) 3.1 miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Entrance via a hardwood door with window adjacent into the entrance hallway offering vinyl flooring and a carpeted staircase to the first floor landing. A 2-piece WC/cloakroom serves the ground floor and offers a sizeable understairs storage cupboard.

The lounge is a light and airy reception room and enjoys a uPVC window to the front elevation, an electric fire set on a marble hearth with wood surround and space for freestanding furniture. Wooden and glass-panelled double doors give access to the kitchen/diner.

The open plan kitchen/dining room has been fitted with a range of wall and base units with complimentary work surfaces. Space and plumbing has been provided for a freestanding oven and for white goods. Further features include vinyl flooring, a stainless-steel sink unit, tiled splashback and a uPVC window to the rear elevation. The dining area offers carpeted flooring and uPVC French doors provide access to the rear patio.

FIRST FLOOR

The first floor landing offers carpeted flooring, a loft hatch giving access to the loft space and a cupboard housing the hot water tank and immersion heater.

Bedroom one is a fantastic sized double bedroom offering carpeted flooring, a uPVC window to the front elevation and fitted wardrobe space.

Bedroom two is a further good sized double bedroom offering carpeted flooring, a uPVC window to the rear elevation and a cupboard for storage.

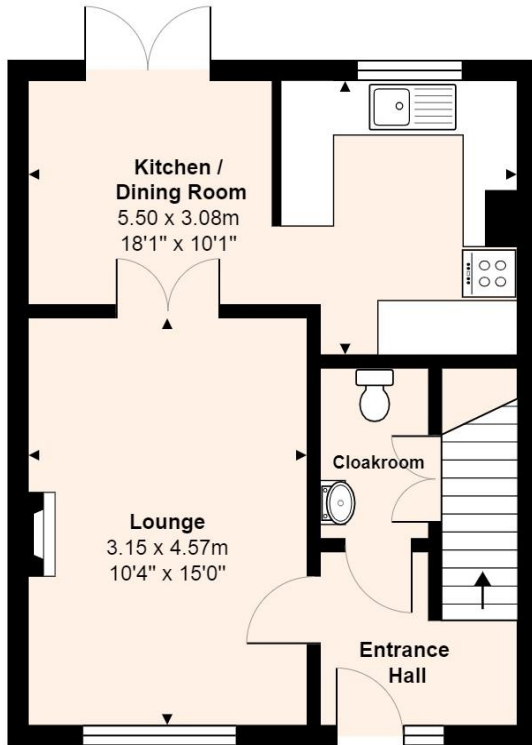
The shower room has been fitted with a 3-piece suite comprising; double walk-in shower cubicle, wash-hand basin set within a vanity unit and WC. Further features include vinyl flooring, fully tiled walls and an obscured uPVC window to the rear elevation.

GARDENS AND GROUNDS

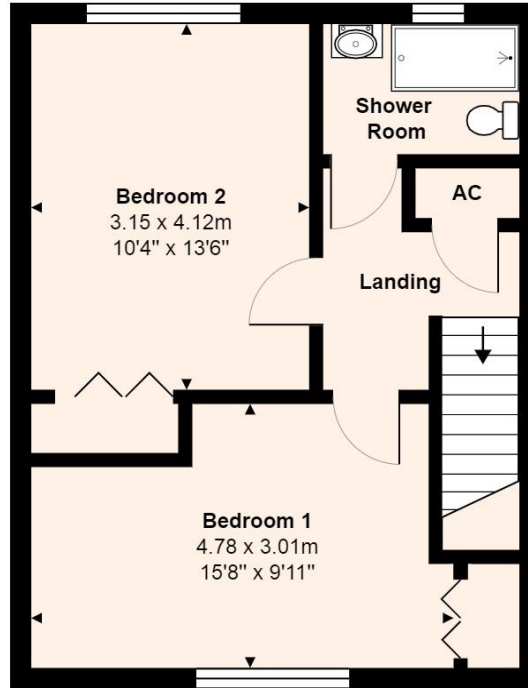
No.19 is accessed off Llangwydd road onto a residents parking area with a paved pathway leading to the front door via a shallow ramp.

To the rear of the property lies a private, well presented communal garden predominately laid to lawn, enclosed by a variety of shrubs and trees with a patio area.





Ground Floor



1st Floor

19 Restway Gardens
Total Area: 80.1 m² ... 862 ft²
All measurements are approximate and for display purposes only

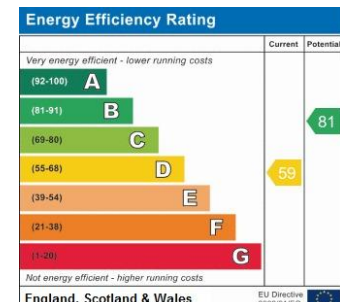
Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

SERVICES

We have been informed by the vendor that the maintenance charge is £120.00 per month. Maintenance of the grounds, exterior and windows is included in the monthly charge, along with buildings insurance, communal exterior lighting and assistance alarm service.

TENURE AND NOTES

All mains services connected. Freehold.
Assistance alarm pull cords are fitted in the lounge, kitchen/diner, cloakroom, hall, bedrooms and shower room.



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