



2 Heol Gadlys  
Bridgend, CF31 1PD





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**£225,000** Freehold

### 3 Bedrooms : 1 Bathroom : 2 Reception Rooms

Watts & Morgan are pleased to present to the market this well presented three-bedroom semi-detached property located in Bridgend. Within walking distance to Bridgend Princess of Wales Hospital, McArthur Glen Retail Outlook and Bridgend Town Centre. Accommodation comprises; entrance hall, open plan kitchen/dining room, lounge and utility room. First floor landing, two double bedrooms, a comfortable single bedroom and family bathroom. Externally enjoying a private driveway with space for several vehicles, leading into a single garage with full power supply and a rear lawned garden with decking area. EPC Rating 'D.'

- Bridgend Town Centre 1.2 miles
- Cardiff City Centre 22.0 miles
- M4 (J36) 1.0 miles

**Your local office: Bridgend**

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## Summary of Accommodation

### GROUND FLOOR

Entrance via a partly glazed uPVC door with window adjacent into the entrance hall offering original herringbone flooring and a carpeted staircase to the first floor landing with an under stairs storage cupboard.

The open plan kitchen/dining room is a fantastic light and airy reception room which has been fitted with a range of shaker style wall and base units with complimentary work surfaces. Integral appliances to remain include; oven and grill with 5-ring gas hob, extractor fan over and fridge freezer. Further features include tiled flooring, brick style tiled splashback, a one and a half stainless steel sink unit and uPVC French doors provide access to the rear garden. The dining area offers ample space for freestanding furniture and original block wood flooring. Glazed double doors open into the lounge offering original herringbone flooring, a uPVC window to the front elevation and a log burner set on a slate hearth.

The utility room offers space for storage, a uPVC window to the side elevation and houses the wall mounted combi boiler.

### FIRST FLOOR

The first floor landing offers carpeted flooring, a uPVC window to the side elevation and a loft hatch giving access to the loft space.

Bedroom one is a spacious double bedroom offering carpeted flooring, a uPVC window to the rear elevation and space for freestanding furniture.

Bedroom two is a further double bedroom offering carpeted flooring and a uPVC window to the front elevation.

Bedroom three is a comfortable single bedroom offering carpeted flooring and a uPVC window to the front elevation.

The bathroom has been comprehensively fitted with a 3-piece suite comprising; panelled bath with shower over, wash-hand basin and WC. Further features include tiled flooring, an obscured uPVC window to the rear elevation and a Victorian style heated towel rail.

### GARDENS AND GROUNDS

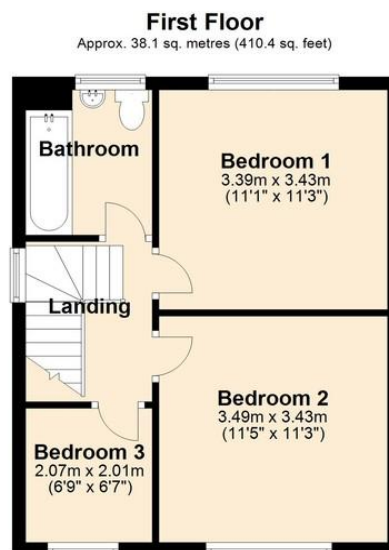
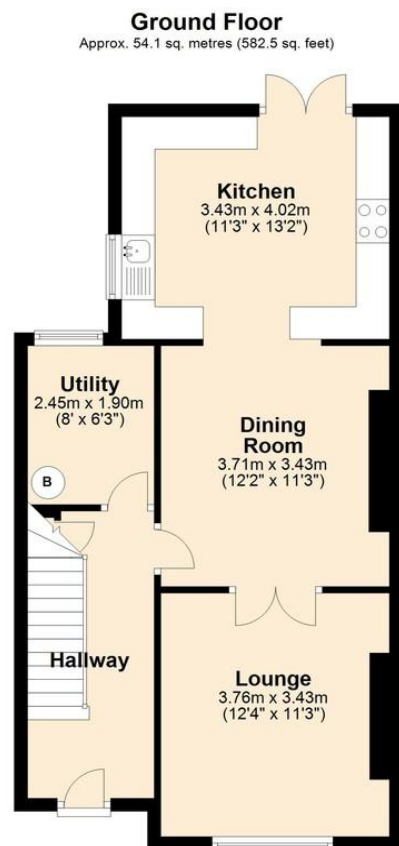
No. 2 is accessed off the road onto a private driveway with space for several vehicles leading into a single garage with full power supply. To the rear of the property lies an enclosed lawned garden with decking area ideal for dining and entertaining and a courtesy door provides access into the garage.

### TENURE AND SERVICES

All mains services connected. Freehold.

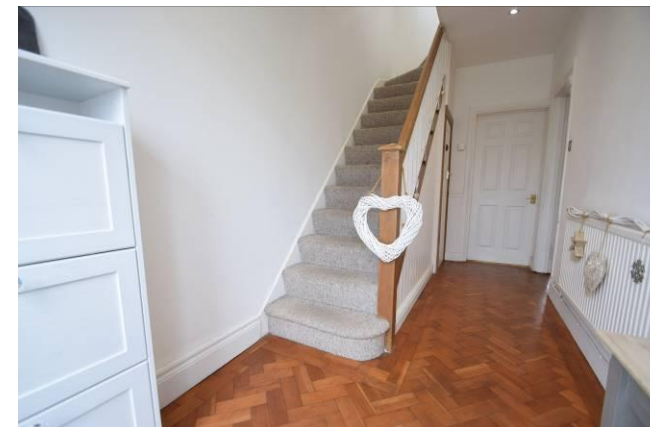
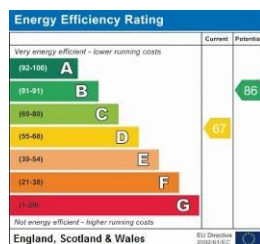






Total area: approx. 92.2 sq. metres (992.9 sq. feet)

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.

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