



16 Fron Heulog, Cefn Glas,
Bridgend, CF31 4RP

WATTS & MORGAN 160 YEARS

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£165,000 Freehold

3 Bedrooms : 1 Bathroom : 2 Reception Rooms

Watts & Morgan are pleased to offer this traditional spacious three bedroom property situated within Cefn Glas. Within walking distance of local amenities and close proximity to Junction 36 of the M4 Motorway and Bridgend Town Centre. Accommodation briefly comprises; entrance hallway, spacious lounge with wood burner leading into the dining room, modern fitted kitchen, first floor landing, three good size bedrooms and a refurbished family bathroom. Externally the property enjoys off-road parking for two vehicles and a landscaped rear garden with outbuilding and decking areas. EPC: C.



- Bridgend Town Centre 0.9 miles
- Cardiff City Centre 22.3 miles
- M4 (J36) 4.3 miles



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Summary of Accommodation

GROUND FLOOR

Entrance via a uPVC door into a spacious hallway which offers a large under stairs storage cupboard, staircase to first floor and fitted carpet. The spacious lounge offers a focal point to the room being the slate tiled chimney breast with feature 'Chesney' wood burning stove set on a slate hearth. Further features include; a large uPVC window to the front elevation and laminate flooring.

Opening into the dining area which offers ample space for table and chairs, continuation of laminate flooring and uPVC French doors lead out to the rear garden.

The modern fitted kitchen offers a range of wall and base units with co-ordinating roll top work surfaces. Integral appliances remain include; a 'Moffat' 4-ring gas hob, 'Cooke & Lewis' single oven with grill and extractor hood. Space and plumbing is provided for white goods and space for a tall fridge/freezer. Further features include; a breakfast bar area with space for high stools, glass shelved display cabinet and a storage cupboard/pantry houses the 'Worcester' combi boiler. A courtesy uPVC door leads to the rear garden.

FIRST FLOOR

The first floor landing offers fitted carpet and a small loft hatch to the attic space.

The spacious master bedroom features a large uPVC window to the rear elevation, fitted carpet, and 2 large cupboards offering shelving and hanging rails.

Bedroom 2 is another generous sized double room located to the front of the property which benefits from fitted carpet and a uPVC window to the front elevation.

Bedroom 3 is currently utilised as an office and provides a uPVC window to the front elevation, storage cupboard over the staircase and fitted carpet.

The modernised family bathroom comprises a 3-piece suite to include: panelled bath with shower over, wash hand basin and WC. Further features include fully tiled walls and an obscured uPVC window to the rear.

GARDENS & GROUNDS

No.16 is accessed off the road onto a private tarmac driveway providing off-road parking for two vehicles with side access to the rear.

The impressive landscaped rear garden enjoys two large decking areas, ideal for outside dining, whilst the remainder is laid to lawn with a chipping footpath. A traditional outbuilding offers additional storage and a wood store is provided for logs.

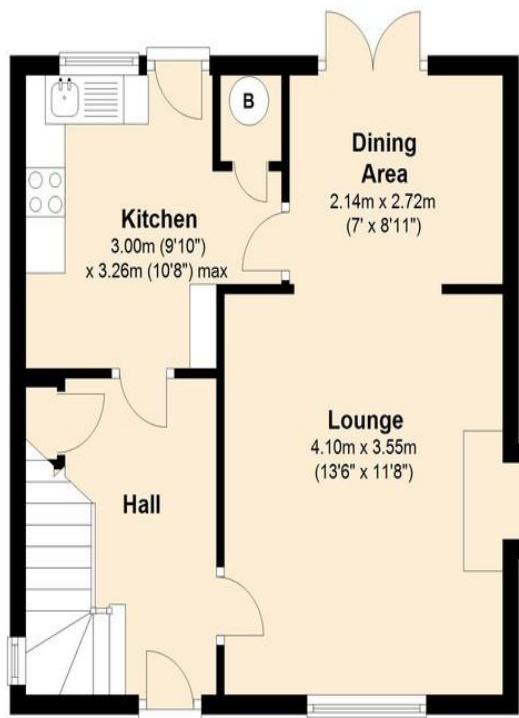
SERVICES & TENURE

All mains services connected. Freehold.



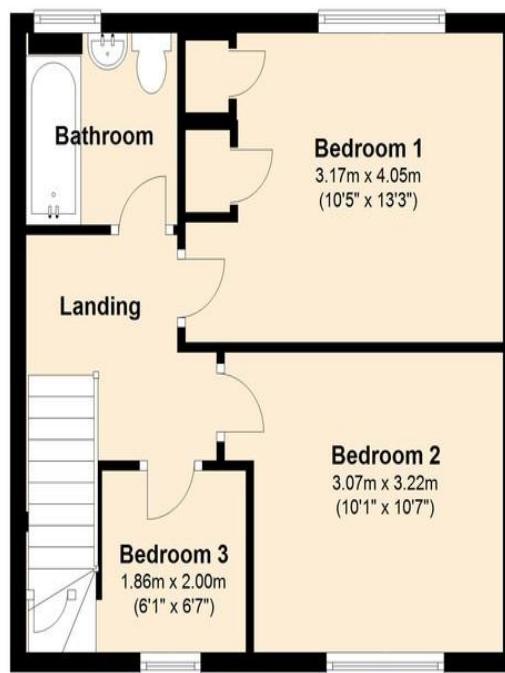
Ground Floor

Approx. 38.6 sq. metres (415.0 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.9 sq. feet)



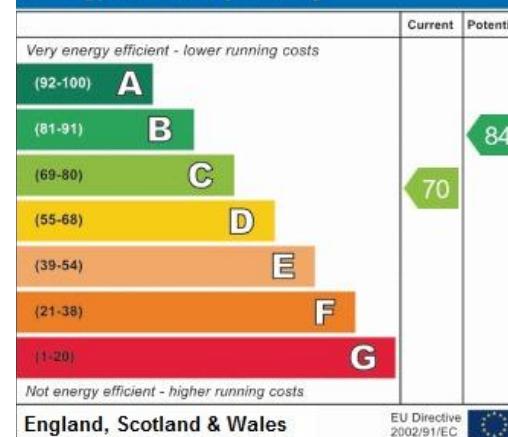
Total area: approx. 77.2 sq. metres (830.9 sq. feet)

Plan produced by Watts & Morgan LLP. The total area includes the garage.

Plan produced using PlanUp.



Energy Efficiency Rating



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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