



16 Restway Gardens
Bridgend, CF31 4HY



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£135,000 Freehold

2 Bedrooms : 2 Shower rooms : 1 Reception Room

Watts & Morgan are pleased to present to the market this spacious 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 & shower room. First floor landing, two good sized double bedrooms and shower room. Externally enjoying residents parking area and well-maintained communal garden with patio area and private outlook. 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

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Summary of Accommodation

GROUND FLOOR

Entrance via a hardwood door with window adjacent into the entrance hallway offering carpeted flooring and a carpeted staircase to the first floor landing. A 3-piece, wet room style shower room serves the ground floor and offers an understairs storage cupboard.

The lounge is a light and airy reception room and enjoys a uPVC window to the front elevation, a contemporary electric fire set on a hearth and 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 complementary work surfaces. Appliances to remain include; freestanding oven with electric hob, washing machine and fridge/freezer. 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 and WC. Further features include vinyl flooring, tiled walls, a heated towel rail and an obscured uPVC window to the rear elevation.

GARDENS AND GROUNDS

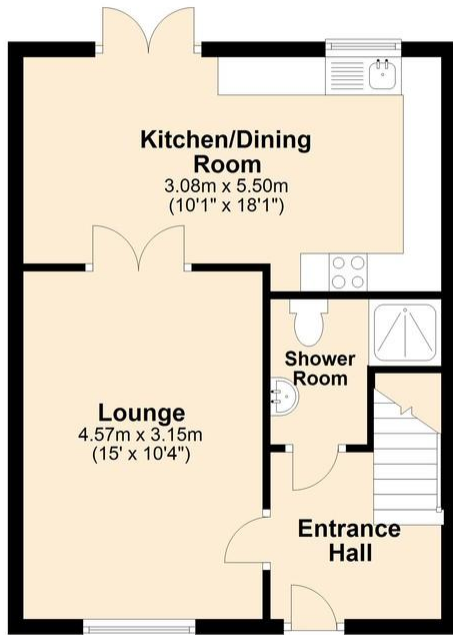
No.16 is accessed off Llangeydd road onto a residents parking area with a paved pathway leading to the front door offering a private outlook.

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



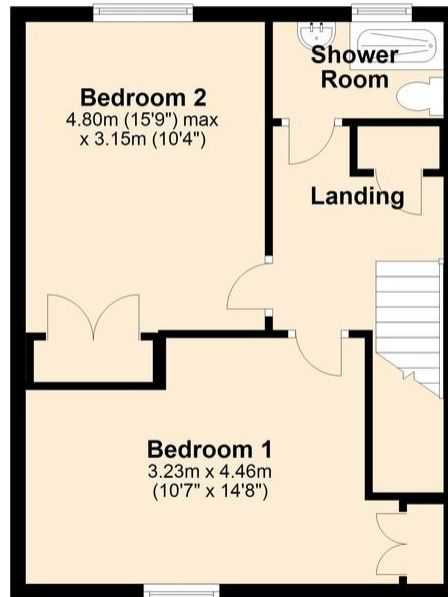
Ground Floor

Approx. 40.6 sq. metres (437.1 sq. feet)



First Floor

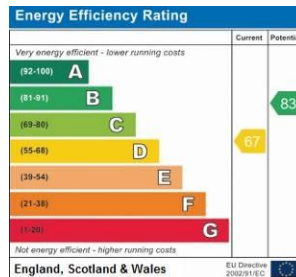
Approx. 40.7 sq. metres (437.7 sq. feet)



Total area: approx. 81.3 sq. metres (874.8 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.



TENURE, SERVICES AND NOTES

The property is Freehold and there are two maintenance agreements with Wales & West Housing Association. The first agreement covers building insurance and routine maintenance to the fabric of the property and to the grounds. This includes; plumbing, electricity, gardening, external decorating and clearing of snow and ice. There is a monthly charge for this agreement which is currently approx. £135 pcm.

The second agreement covers the risk of major repairs and is paid for by a deferred payment fund. There are no charges upfront or whilst living at the property. When the property is sold, there will be a charge of 1% of the purchase price for each year the property is owned.

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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