



73 West Road  
Bridgend, CF31 4HQ





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£365,000 Freehold

**3 Bedrooms : 1 Bathroom : 3 Reception Rooms : 1 Downstairs Cloakroom**

Watts & Morgan are proud to offer to the market this immaculate, fully refurbished and extended three double bedroom property located in a sought-after area in Bridgend. Offering inside-out, open plan family living accommodation with a contemporary design throughout. Within walking distance to Bridgend Town Centre, reputable schools, and local amenities; and close proximity to J36 of the M4. Accommodation comprises; Entrance Hall leading to an open plan living area that includes Living Room, Dining Area, Kitchen with triple track aluminium doors that lead to an outdoor family patio area - great for entertaining. Walk-in Pantry, Utility room, Home Office, Snug/4th double bedroom and Downstairs Cloakroom. First floor landing, three double bedrooms and a contemporary modern 4-piece Family Bathroom. Externally providing off-road parking for two vehicles and a south-facing landscaped rear garden with pergola, decking, lawn area, raised beds, aluminium shed and greenhouse.

Viewing highly recommended to appreciate high specification throughout. EPC; C.

- Bridgend Town Centre 0.9 miles
- Cardiff City Centre 24. miles
- M4 (J36) 3.1 miles

**Your local office: Bridgend**

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## Summary of Accommodation

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### GROUND FLOOR

Entrance via a glazed aluminium door into the welcoming, great sized, naturally lit open plan living accommodation. Woodland oak ceramic tiling and underfloor heating goes throughout the ground floor.

The living area is a stunning contemporary space featuring LED mood lighting; a central split faced tiled 'Evonic' electric fire with alcove storage, plenty of power points and internet connectivity.

Leading naturally into the dining area, which enjoys two large ceiling skylights with spotlights and triple track sliding aluminium doors with remote controlled electric blinds leading to the outside alfresco dining area, where there is a continuation of the inside ceramic tiles- seamlessly merging inside/outside living.

The kitchen has been comprehensively fitted with a sleek bank of wall and base handleless units, a solid stone finished work surface covers a large central island and is complimented with three concrete pendant lights and space for high stools. Integral appliances to remain include two Neff Hide & Slide ovens, two Neff warming draws and a Neff induction hob. A full height Hotpoint fridge, full height Hotpoint freezer and Hotpoint dishwasher. Further features include a sunken stainless steel Franke sink unit with a Grohe tap offering cold, hot and boiling, filtered water. There are also recessed spotlights and a pull-out larder cupboard. In addition, there is a good-sized walk-in pantry accessed via a sliding pocket door offering several levels of storage, a solid granite cold shelf and a continuation of the oak ceramic tile flooring.

As you move towards the front of the property there is further pocket door that opens into a utility room providing plenty of shelving, space for two white goods appliances and continuation of the ceramic tiles and underfloor heating. The Viessmann gas boiler is located here along with the controls for the underfloor heating and an opaque double glazed aluminium framed door leading to the side of the property.

To the front of the property lies two separate good-sized rooms, that are currently being used as a home office and a snug. The versatility of the space means that the snug could be used as a fourth bedroom, both rooms are fitted with aluminium windows, spotlights, underfloor heating, ceramic tiles, and vertical blinds.

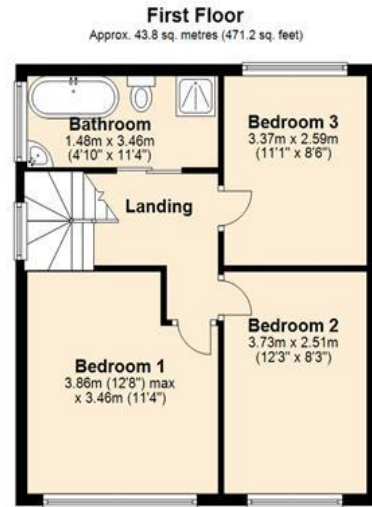
A downstairs cloakroom has been fitted with a 2-piece suite comprising of a wash hand basin with a vanity unit and a WC. Further offering a continuation of the ceramic tiles and underfloor heating, and a double-glazed aluminium opaque window that lets in lots of natural light.

A pocket door leads into a utility room which provides shelving and space for two white good appliances. The 'Viessmann' gas combi boiler is located here along with controls for the underfloor heating and an opaque aluminium framed door that leads to the side of the property.

A carpeted staircase with steel balustrade leads to the first-floor landing with an aluminium frame opaque window to the side elevation with remote control blind together with a large under stairs storage cupboard ideal for coats and shoes.

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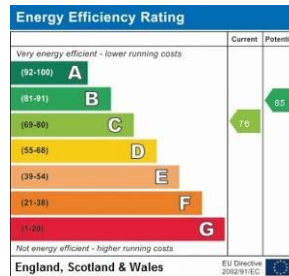


Total area: approx. 121.9 sq. metres (1312.5 sq. feet)

All measurements are approximate, and for display purposes only.  
Plan produced using PlanUp.

73 West Road, Bridgend

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.



### FIRST FLOOR

Bedroom one is a generous sized neutrally decorated bedrooms offering carpeted flooring and a large aluminium framed window to the rear elevation enjoying views over the garden with alcove for freestanding wardrobes. Bedrooms two & three are both delightful double bedrooms neutrally decorated with space for freestanding wardrobes.

The superb 4-piece family bathroom has been fitted with a contemporary suite comprising; dual ended freestanding bath with mixer tap/hand-held shower over, walk-in double shower enclosure with glass screen and rainfall/hand-held shower over, wash-hand basin with mixer tap set on a ceramic tiled plinth with shelving beneath and WC with built-in flush. Further benefiting from; fully tiled walls and flooring, modern wall-mounted graphite towel rail, aluminium window, illuminated LED anti-mist mirror to remain, LED ceiling spotlighting and display shelving with spotlighting.

### GARDENS AND GROUNDS

No.73 is approached off West Road onto a block paved driveway providing off-road parking for two vehicles with side access provided to the rear. To the rear of the property lies a superb south-facing fully landscaped garden enjoying a large ceramic tiled seating area – perfect for alfresco dining; which is part enclosed via tall, planted borders. Two steps lead onto a lawned section which runs onto an additional decking area with pergola to remain. An ideal shaded place for outdoor furniture. On offer to the bottom of the garden is a greenhouse to remain with an additional aluminium lockable storage shed – ideal for bikes, etc. A chipping footpath leads to the side of the property.

### SERVICES AND TENURE

All mains services connected. Freehold.





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