



6 St. Patricks Drive
Bridgend, CF31 1RP



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£190,000 Freehold

3 Bedrooms : 1 Bathroom : 2 Reception Rooms

Watts & Morgan are pleased to present to the market this spacious three bedroom traditional family home located within walking distance of Bridgend Town Centre. Offering no onward chain. Accommodation comprises; entrance hallway, fitted kitchen, separate dining room with French doors and a generous size lounge. First floor landing, two good sized double bedrooms and a third single room, plus a 3-piece bathroom. Externally presenting lawned front and rear gardens; and gated off-road parking for three vehicles leading to a single garage.

EPC Rating; 'E'.

- Bridgend Town Centre 0.6 miles
 - Cardiff City Centre 23.4 miles
 - M4 (J36) 1.1 miles
-

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Summary of Accommodation

GROUND FLOOR

Entrance via a uPVC glazed door into the hallway offering a carpeted staircase to first floor landing with oak balustrade and under stairs storage cupboard.

The kitchen has been fitted with a range of light beech wall and base units with complementary laminate work surfaces and display cabinets. Integral appliances to remain include: 5-ring gas hob, double oven with grill and extractor hood over. Plumbing is provided for two appliances along with space for a tall freestanding fridge/freezer. Further benefiting from; a stainless steel sink unit with mixer tap over with separate filtered water tap (not connected), vinyl flooring and a uPVC courtesy door provides access out onto the side driveway.

The dining room enjoys uPVC French doors leading out onto the rear garden, laminate flooring and opens into the lounge.

The lounge is a generous sized reception room, neutrally decorated to offer a large uPVC window to front aspect and carpeted flooring. A central feature to the room is the traditional gas fire (capped off) with timber mantel set on a tiled hearth.

FIRST FLOOR

The first floor landing provides a uPVC window to side aspect and a large loft hatch gives access to a partly boarded loft space with ladder.

Bedroom one located to the front of the property; a double sized room with storage cupboard housing the newly fitted combi boiler with space for freestanding bedroom furniture.

Bedroom two is another good sized double room located to the rear of the property.

Bedroom three is a single room with uPVC window to front aspect and a bespoke pine bed to remain.

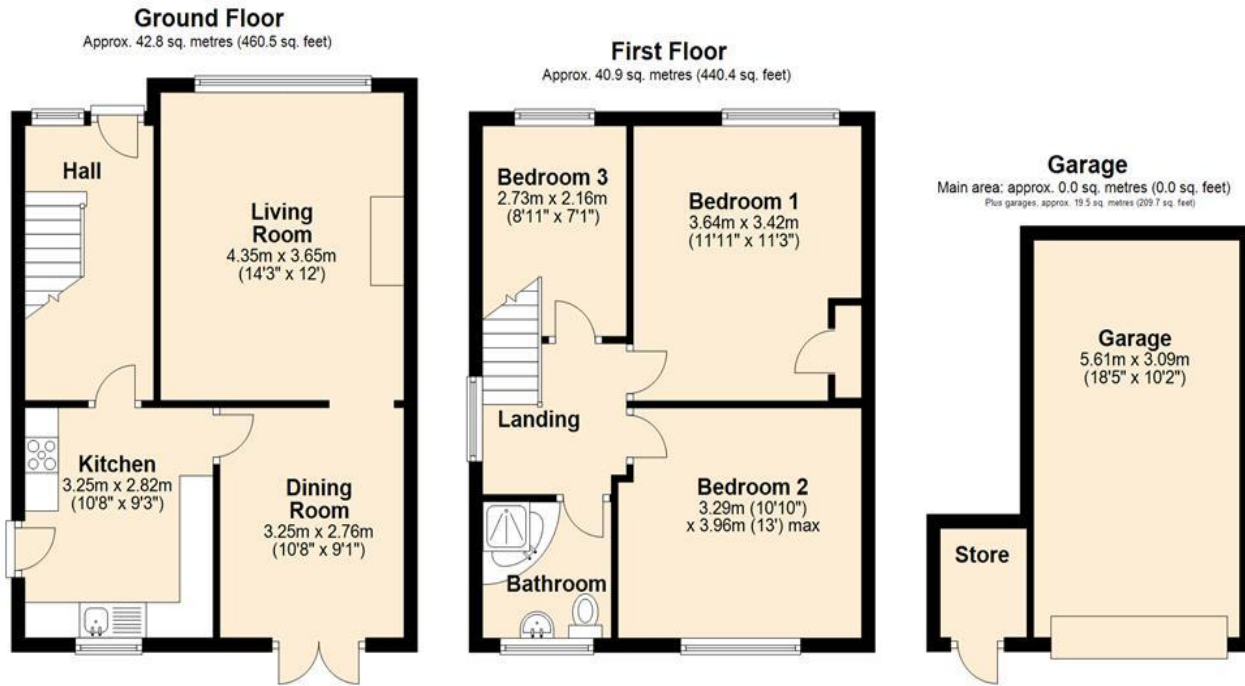
The fully tiled family bathroom presents a 3-piece traditional suite comprising: corner bath with electric shower over, wash hand basin and WC with heated towel rail

GARDENS AND GROUNDS

No 6. is approached off St. Patricks Drive on to a gated concrete driveway providing off-road parking for three vehicles, leading to a single garage with manual up and over door offering full power supply and lighting. A side gate leads to the rear garden. The front garden is fully enclosed predominantly laid to lawn. To the rear of the property lies a fully enclosed lawned garden (in need of attention) with central footpath, mature shrubs, planted fruit trees, concrete patio area and external store.

SERVICES AND TENURE

All mains services connected. Freehold.



Main area: Approx. 83.7 sq. metres (900.9 sq. feet)
Plus garages, approx. 19.5 sq. metres (209.7 sq. feet)

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

6 St Patrick Drive, Bridgend

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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