



20 Shelley Drive, Cefn Glas,
Bridgend, CF31 4QA



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£210,000 Freehold

4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Watts & Morgan are pleased to present to the market a spacious three/four bedroom dormer bungalow situated in Cefn Glas. Within walking distance to local amenities and within easy access to J36 of the M4 and rail links. Accommodation comprises; entrance porch, lounge, kitchen, ground floor bathroom plus two bedrooms and a dining room. First floor landing, two further bedrooms and a shared en-suite shower room. Externally the property benefits from private driveway parking, single garage, front and rear enclosed lawned gardens. EPC Rating; 'E'.

- Bridgend Town Centre 2.1 miles
- Cardiff City Centre 24.3 miles
- M4 (J36) 4.1 miles

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Summary of Accommodation

GROUND FLOOR

Accessed via a uPVC glazed door with side panel adjacent into entrance porch with carpeted flooring.

The Lounge features a uPVC window to front elevation, carpeted flooring and a central feature fireplace with electric inset fire.

The kitchen has been fitted with a range of wall and base units, built-in pantry cupboard and roll top laminate work surfaces. Benefitting from a freestanding "Hotpoint" electric oven with extractor fan above, with space and plumbing available for freestanding fridge, freezer and washing machine. Featuring a uPVC window and courtesy door to side elevation, plus vinyl flooring.

The bathroom has been fitted with a 3-piece white suite comprising; low level WC, pedestal sink and panelled bath with shower over; vinyl flooring and uPVC window to rear elevation.

The dining room is an additional spacious reception room with aluminum sliding doors leading out to the rear garden, carpeted flooring and an open slat staircase leads to the first floor landing.

The ground floor bedroom is a spacious double bedroom with uPVC window to rear elevation, carpeted flooring and ample space for bedroom furniture.

On offer is another ground floor bedroom which offers versatility as an additional reception room/home office. Featuring carpeted flooring, uPVC to side elevation and built-in airing cupboard housing the "Baxi" combi boiler.

FIRST FLOOR

The first floor landing offers carpeted flooring and a built-in airing cupboard with shelving.

On offer is a spacious double bedroom with uPVC window to front elevation and carpeted flooring. Leading into a shared en-suite shower room featuring; low level WC, wall mounted sink inset with a vanity unit, corner shower cubicle; uPVC window to rear elevation and chrome heated towel radiator.

Bedroom four is a single bedroom with uPVC window to rear elevation, carpeted flooring and a courtesy door leads through into the shared en-suite shower room.

GARDENS AND GROUNDS

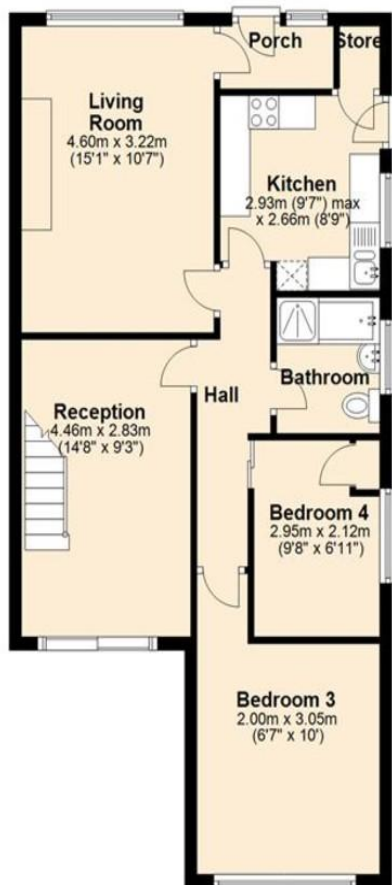
Externally the property is approached off Shelley Drive onto a private driveway providing parking for several vehicles. On offer is a single garage with manual up and over door.

The front garden is laid to lawn, while to the rear of the property lies an enclosed lawned garden with patio area and shed to remain.



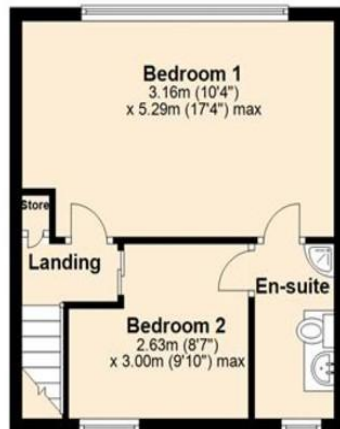
Ground Floor

Approx. 65.8 sq. metres (708.2 sq. feet)



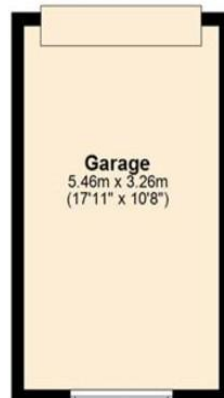
First Floor

Approx. 31.4 sq. metres (338.2 sq. feet)



Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages: approx. 17.8 sq. metres (191.6 sq. feet)



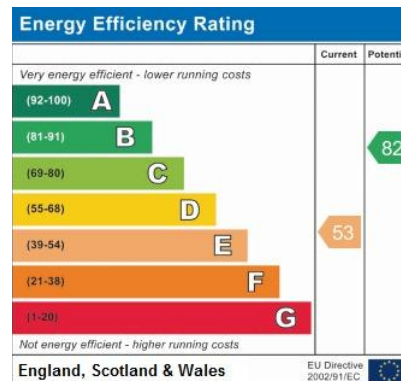
Main area: Approx. 97.2 sq. metres (1046.4 sq. feet)
Plus garages: approx. 17.8 sq. metres (191.6 sq. feet)

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

20 Shelly Drive, Cefn Glas

SERVICES AND TENURE

All mains services connected. Freehold currently being purchased by the vendor.



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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