



109 Pen-Y-Mynydd, Bettws,
Bridgend, CF32 8SB





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£144,950 Freehold

2 Bedrooms : 1 Bathroom : 2 Reception Rooms

Watts & Morgan are delighted to present to the market this spacious two double bedroom semi-detached property located in Bettws. Offering superb views to the rear aspect over the Valley and beyond. Within walking distance to local amenities, reputable school and close proximity to J36 of the M4. Accommodation comprises; entrance hallway, modern fitted kitchen, generous sized lounge with French doors into sunroom. First floor landing, two double bedrooms with fitted wardrobes and a 3-piece bathroom. Externally presenting a front lawned garden and tiered rear garden with brick-built shed. No ongoing chain.
EPC Rating; 'D'.

- Bridgend Town Centre 6.1 miles
- Cardiff City Centre 23.9 miles
- M4 (J36) 4.9 miles

Your local office: Bridgend

T 01656 644288

E bridgend@wattsandmorgan.wales





Summary of Accommodation

GROUND FLOOR

Entrance via a uPVC glazed door into the welcoming hallway with carpeted staircase to first floor landing, understairs storage and marble effect ceramic floor tiles leads through into the kitchen.

The kitchen has been fitted with a range of shaker style wall and base units and laminate work surfaces. A range of integral appliances to remain include; 'Logic' 4-ring induction hob with oven/grill beneath. Space and plumbing is provided for two freestanding appliances plus space for a tall fridge/freezer. The 'Viessmann' gas combi boiler is located here. Further benefiting from; a one and a half acrylic sink unit with mixer tap over, tiled walls, uPVC window to rear and a uPVC courtesy provides access to the garden.

The lounge is a superb size neutrally decorated reception room enjoying a central feature living flame gas fire with chrome insert set on a stone hearth and backplate. Further presenting; a uPVC window to the front aspect, carpeted flooring and uPVC sliding doors lead out into the sun room.

The sun room is of uPVC construction and is a lovely place to sit and enjoy the beautiful views across the Valley; with French doors leading out to the rear garden.

FIRST FLOOR

The first floor landing provides a loft hatch giving access to a partly boarded loft space with light and all doors lead off.

Bedroom One is a delightful light and airy double room with uPVC window to the front of property benefiting from a range of fitted wardrobes, additional cupboard with shelving and carpeted flooring.

Bedroom Two is another generous size double room with a built-in wardrobe and a large uPVC window is presented to rear of the property which enjoys superb views.

The family bathroom is fitted with a 3-piece suite comprising; panelled bath with telephone-style mixer tap/hand held shower plus electric Triton shower over, wash hand basin and WC. Presenting; fully tiled walls, wood strip effect flooring and uPVC window.

GARDENS AND GROUNDS

No.109 is approached off the road onto a fully enclosed laid to lawn front garden which is bordered by mature shrubs and a stepped footpath leads to the front of the garden. A courtesy gate provides access to the rear. To the rear of the property lies a south-west facing garden set on three tiers. The first tier enjoys a large patio area which is ideal for al-fresco dining; steps lead down onto an additional private patio section and a final astro-turf section with stone fishpond. Benefiting from external power sockets and hard standing area for shed. The patio area enjoys uninterrupted views over the Valley and a brick built shed with full power supply is ideal for storage.



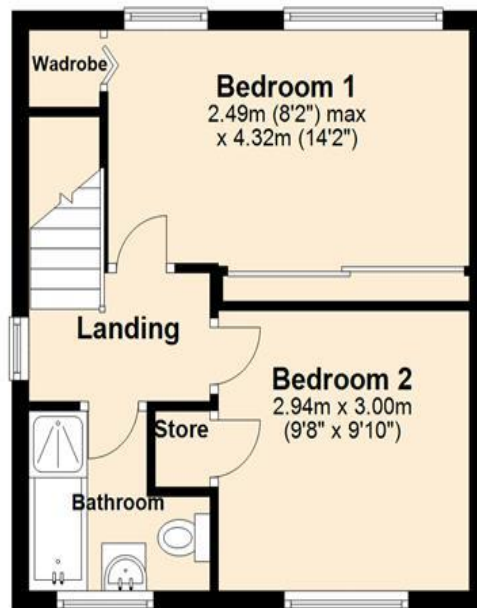
Ground Floor

Approx. 39.2 sq. metres (422.1 sq. feet)



First Floor

Approx. 30.5 sq. metres (328.2 sq. feet)



Total area: approx. 69.7 sq. metres (750.3 sq. feet)

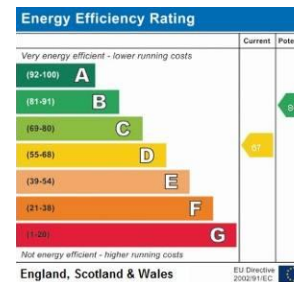
All measurements are approximate, and for display purposes only.
Plan produced using PlanUp.

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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.

SERVICES AND TENURE

All mains services connected. Freehold.





Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

