



18 Church Bell Sound, Cefn Glas,
Bridgend, CF31 4QH





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£199,950 Freehold

3 Bedrooms : 2 Bathrooms : 1 Reception Room

Watts & Morgan are pleased to present to the market this three bedroom end of terrace property located within a small development in Cefn Glas, Bridgend. Within walking distance to reputable schools, Bridgend Town Centre and close proximity to J36 of the M4. Built approx. 2016, accommodation comprises entrance hallway, cloakroom/WC, modern fitted kitchen, open plan lounge/dining room with French doors. First floor landing, bedroom one with en-suite, two further bedrooms and a 3-piece bathroom. Externally enjoying off-road parking for two vehicles leading to a single detached garage and a low maintenance private rear garden. No ongoing chain. EPC Rating; 'C'.

- Bridgend Town Centre 1.6 miles
 - Cardiff City Centre 22.6 miles
 - M4 (J36) 3.2 miles
-

Your local office: Bridgend

T 01656 644288

E bridgend@wattsandmorgan.wales





Summary of Accommodation

GROUND FLOOR

Entrance via a composite glazed door into the hallway, presenting a carpeted staircase to the first floor and leads into a 2-piece cloakroom/WC.

The kitchen has been fitted with a range of aged oak-effect wall and base units with complementary laminate work surfaces and partly tiled walls. A range of integral appliances include; 'Bosch' oven with grill and 4-ring gas hob with extractor hood over. Further presenting; plumbing for two appliances along with space for an under counter fridge/freezer, 'Worcester' gas central heating boiler is located here and a uPVC window is located to the front aspect.

The L-shaped lounge/dining room is a fantastic size reception room offering neutral decoration, carpeted flooring and under stairs storage cupboard. A uPVC window is presented to the rear of the property with French doors providing access out onto the patio area.

FIRST FLOOR

The first floor landing provides a loft hatch which gives access to the loft space, an airing cupboard houses the hot water tank and all doors lead off.

Bedroom One is a good size double room with uPVC window to front aspect, carpeted flooring, a double fitted wardrobe and leads into a 3-piece en-suite shower room.

Bedrooms Two is another double room located to the rear of the property; along with bedroom Three which is a single bedroom.

The family bathroom has been fitted with a 3-piece suite comprising; panelled bath with shower over, wash hand basin and WC. Presenting partly tiled walls, anti-slip flooring and opaque uPVC window.

GARDENS AND GROUNDS

No.18 is approached off Church Bell Sound onto a tarmac driveway providing off-road parking for two vehicles leading to a single detached garage with manual up and over door and a side gate leads into the rear garden.

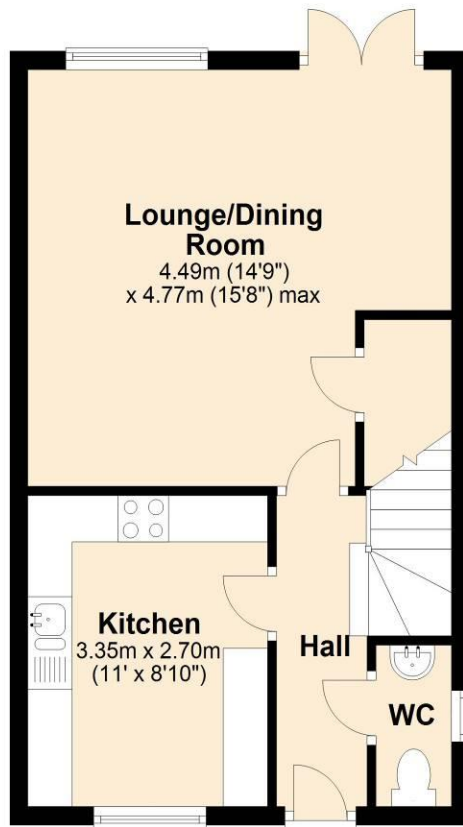
To the rear of the property lies a private low maintenance garden with patio area and decking section; whilst the rest is laid to shingle. Space is on offer behind the garage for bins/recycling.

SERVICES AND TENURE

All mains services connected. Freehold.

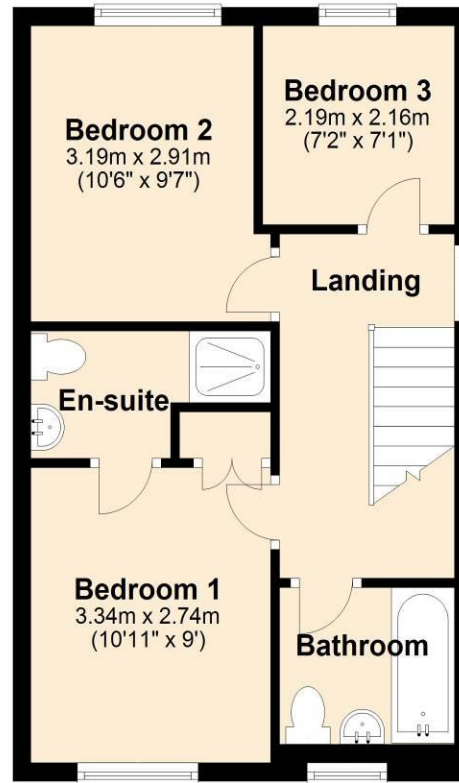
Ground Floor

Approx. 37.9 sq. metres (408.0 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.2 sq. feet)



Total area: approx. 77.1 sq. metres (830.2 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(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.

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

