



31 Newcastle Hill
Bridgend, CF31 4EY



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£235,000 Freehold

3 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Watts & Morgan are pleased to present to market this traditional three bed mid-terrace property located in Bridgend Town Centre. Within walking distance to the Town Centre, train station, Newbridge Fields and schools. Accommodation comprises; entrance hallway, generous size lounge, dining room, kitchen, utility room, first floor landing, three double bedrooms and a modern spacious bathroom. Externally providing a large garden leading to a single garage and a double driveway. No ongoing chain. EPC Rating; 'TBC'

Directions

- Bridgend Town Centre 1.4 miles
 - Cardiff City Centre 20.5 miles
 - M4 (J36) 3.2 miles
-

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Entrance via a composite door into the porch leading to; The large living room features carpeted flooring, two uPVC windows to the front elevation and a feature gas fireplace.

The spacious dining room which benefits from laminate flooring, generous space for dining room furniture, uPVC window and a single-glazed glass door leading to the rear garden. Carpeted staircase leads to first floor landing.

The kitchen has been fitted with a range of shaker style wall and base units, laminate work surfaces with an integral 'Diplomat' gas hob and oven with extractor fan over. Further features partially tiled walls, one and a half stainless steel sink unit with a mixer tap, uPVC window to the rear elevation and continuation of laminate flooring. Space and plumbing is provided for appliances and leads into;

The utility room offers additional base units with laminate work surface, plumbing for two appliances and a storage cupboard.

The shower room has been fitted with a 3-piece suite comprising; an electric shower, inset vanity sink unit and WC. Further benefits from obscured window to the side elevation, fully tiled walls, and flooring.

FIRST FLOOR

The first-floor landing features carpeted flooring. Bedroom One is a fantastic size double room enjoying fitted wardrobes, carpeted flooring, two uPVC windows to the front elevation and ample space for bedroom furniture.

Bedroom Two is a further double room with a Velux window, space for freestanding furniture and carpeted flooring.

Bedroom Three is a double room featuring a uPVC window overlooking the picturesque rear garden, loft hatch providing access to the loft space and houses the boiler.

The family bathroom has been fitted with a 3-piece suite comprising, WC, dual ended bath with handheld shower and wash hand basin.

Further benefits from fully tiled walls and floor, obscured uPVC window to the rear elevation. Further benefiting from ample storage and hot water cylinder.



GARDEN AND GROUNDS

No.31 Newcastle Hill is accessed off Coed Parc Road to the rear of the property, a tarmac driveway leading to a single garage with pedestrian access to a generous sized garden. The tiered garden is predominantly laid with chippings and mature shrubs, also offering a patio area and ample space for garden furniture.

SERVICES AND TENURE

All mains services connected. Freehold.

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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