

23 Cefn Coed  
Bridgend, CF31 4PH





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**£189,950** Freehold

### 3 Bedrooms : 1 Bathrooms : 1 Reception Rooms

Watts & Morgan are pleased to present to the market this three-bedroom Link-detached house located in Cefn Glas, Bridgend. Within walking distance to reputable schools, Bridgend Town Centre, and proximity to J36 of the M4. This well pre-portioned three-bedroom property offers no ongoing chain and an ideal first-time purchase or investment. Accommodation comprises, entrance hall, lounge, open plan dining room and kitchen, utility room. First floor landing, three spacious bedrooms and a family bathroom. Externally the property benefits from a private driveway, single garage, front, and rear gardens. EPC Rating; 'D'

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#### Directions

- Bridgend Town Centre 0.0 miles
  - Cardiff City Centre 0.0 miles
  - M4 (J36) 0.0 miles
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## Summary of Accommodation

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### GROUND FLOOR

Entrance via a composite fully glazed door onto a tiled hallway, presenting a carpeted staircase to the first floor.

The open plan lounge/dining room is a good-sized reception room, wood laminate flooring and ample space for free standing lounge and dining furniture. A uPVC window is presented to the front of the property and French doors to the rear providing access out onto a decked area. The kitchen has been fitted with a range of shaker style wall and base units with laminate work surfaces and partly tiled walls. Integral appliances include oven with grill and 4-ring gas hob. Further presenting plumbing space for an under-sink appliance.

The utility room offers ample space for free standing white goods and a storage cupboard that houses the gas combi boiler.

### FIRST FLOOR

The first-floor landing provides a loft hatch which gives access to the loft space, and all doors lead off.

Bedroom one is a good size double room with uPVC window to front aspect, carpeted flooring, and ample space for free standing furniture. The first floor provides a further two good sized double rooms

The family bathroom has been fitted with a 3-piece suite comprising; panelled bath with handheld shower, wash hand basin and WC. Presenting partly tiled walls and a uPVC window to the rear elevation.

### GARDENS AND GROUNDS

No.23 is approached off Cefn Coed onto a tarmac driveway providing off-road parking for two vehicles leading to a single garage with manual up and over door.

The front garden is predominantly laid to lawn.

To the rear of the property lies a fully enclosed garden which is predominantly laid to lawn and offers a large, decked area ideal for dining furniture.

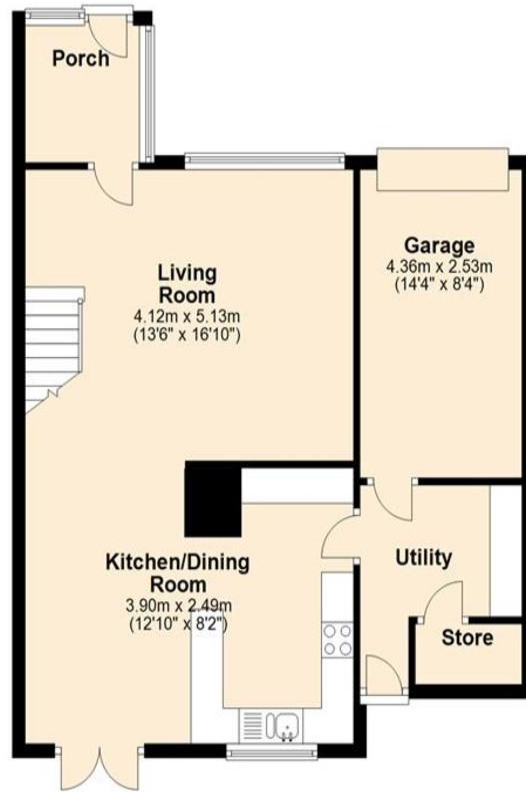
### SERVICES AND TENURE

All mains services connected. Freehold.

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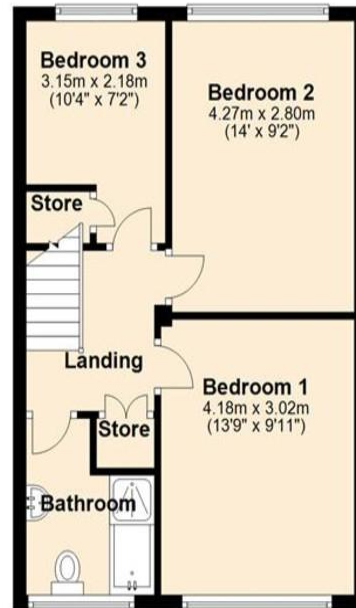
### Ground Floor

Approx. 64.6 sq. metres (694.8 sq. feet)



### First Floor

Approx. 42.7 sq. metres (459.7 sq. feet)



Total area: approx. 107.3 sq. metres (1154.5 sq. feet)

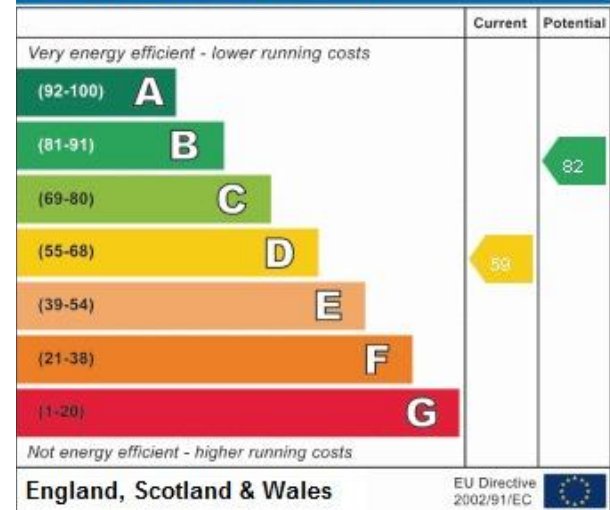
All measurements are approximate, and for display purposes only.  
Plan produced using PlanUp.

**23 Cefn Coed, Bridgend**

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.



### Energy Efficiency Rating



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