



Lavender Cottage, Heol Gam  
Bridgend, CF31 3EU





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## Bridgend, CF31 3EU

**£400,000** Freehold

### 4 Bedrooms : 3 Bathrooms : 2 Reception Rooms

Watts & Morgan are pleased to present to the market this spacious four bedroom detached property located on a sought-after residential street in Bridgend. Within walking distance to reputable schools, Newbridge Fields, and Bridgend Town Centre. Accommodation comprises; entrance hall, lounge, kitchen/dining room, conservatory, and WC. First floor landing, master bedroom with shower room en-suite, a further double bedroom and a bathroom. Second floor landing, two double bedrooms, one with an en-suite shower room. Externally enjoying a private driveway and a side entrance to the rear offering a fully landscaped rear garden. EPC Rating "C."

### Directions

- Bridgend Town Centre 1.1 miles
- Cardiff City Centre 21.6 miles
- M4 (J36) 3.0 miles

**Your local office: Bridgend**

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## Summary of Accommodation

### GROUND FLOOR

Entrance via a partly glazed uPVC door into the entrance hallway offering tiled flooring, a carpeted staircase to the first-floor landing and two-piece WC. The lounge is a spacious reception room enjoying laminate flooring, an electric fire and a uPVC window to the front elevation.

The kitchen/dining room is a superb space and has been fitted with a range of shaker style wall and base units and granite work surfaces and a co-ordinating breakfast bar with space for high stools. Integral appliances to remain include oven and grill, 4 ring gas hob and extractor fan over and a fridge freezer. Further features include, tiled flooring, a uPVC window to the rear elevation and a stainless-steel sink unit. Ample space has been provided for dining room furniture.

The conservatory has been constructed of uPVC and is a light and airy reception offering continuation of tiled flooring and uPVC French doors provide access to the rear garden.

### FIRST FLOOR

The first floor landing offers carpeted flooring, a carpeted staircase to the first floor landing and an under stairs storage cupboard.

The master bedroom is a sizeable double bedroom offering carpeted flooring, triple fitted wardrobes and a uPVC window to the rear elevation. Leading into a 3-piece en-suite shower room.

Bedroom two is a further double bedroom offering carpeted flooring and a uPVC window to the front elevation.

The fully tiled bathroom has been fitted with a 3-piece suite comprising; oval bath, wash hand basin and WC. Further features include tiled flooring and an obscured uPVC window to the front elevation.

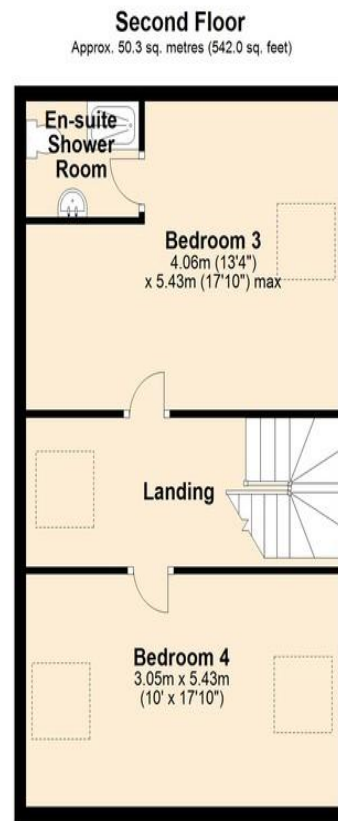
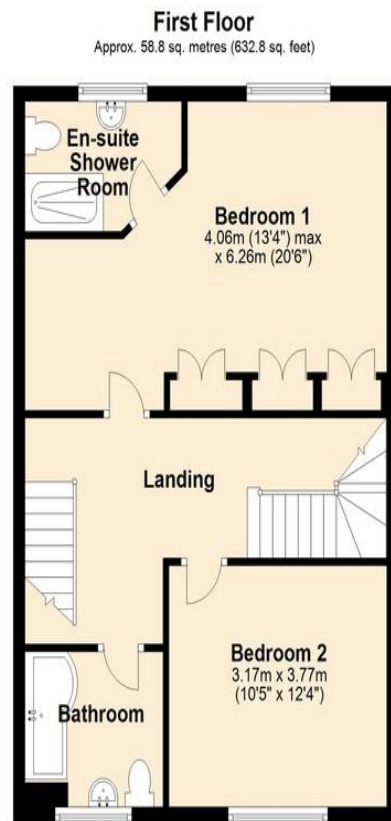
### SECOND FLOOR

The second-floor galleried landing offers carpeted flooring and a Velux window to the side elevation.

Bedroom three is a fantastic sized double bedroom offering laminate flooring, a Velux window and ample space for freestanding furniture. Leading in to a 3-piece shower room en-suite.

Bedroom four is a sizeable double bedroom offering laminate flooring, two Velux windows, a port hole window and space for a dressing area.





Total area: approx. 184.3 sq. metres (1983.9 sq. feet)

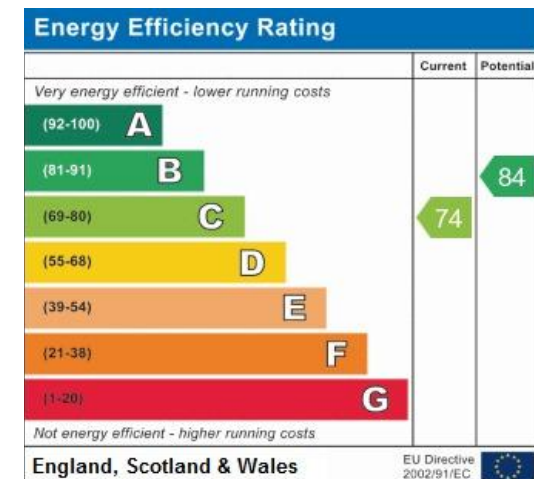
Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

## GARDENS AND GROUNDS

Lavender Cottage is accessed off the road onto a private block paved driveway with space for 2/3 vehicles and a shared access side entrance leads to the rear garden. The rear garden is fully enclosed and has been recently landscaped featuring a large patio area and outdoor wooden canopy with lantern roof. The garden further benefits from a large artificial grass area.

## SERVICES AND TENURE

Freehold. All mains connected



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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