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**39 Heol-y-foelas**  
Cefn Glas, Bridgend, CF31 4RR

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## 39 Heol-y-foelas

Cefn Glas, Bridgend, CF31 4RR

£150,000 Freehold

**3 Bedrooms : 1 Bathrooms : 2 Reception Rooms**

We present to the market this conveniently situated property within Cefn Glas, Bridgend. Within walking distance to Bridgend Town Centre, Newbridge Fields, shops and local schools. Within close proximity to Junction 36 of the M4. Accommodation comprises; entrance hallway, WC, lounge/dining room, conservatory and kitchen. First floor landing, 2 double bedrooms, 1 single bedroom and a family bathroom. Externally enjoying front and rear gardens, shed and on-road parking to the front. Being sold with no ongoing chain. EPC Rating; 'D'

### Directions

- Bridgend Town Centre 1.1 miles
- Cardiff City Centre 21.7 miles
- M4 (J36) 3.4 miles

**Your local office: Bridgend**

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## Summary of Accommodation

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### GROUND FLOOR

Entered via a glazed uPVC front door leading into the entrance hallway with carpeted staircase leading up to the first-floor landing. Doors leading off into the living area and ground floor WC.

The ground floor WC has been fitted with a 2-piece suite comprising; a wall-mounted sink and low-level WC. Further presents fully tiled walls and a large internal fitted storage cupboard.

The open-plan lounge/dining room is a generously sized reception room with carpeted flooring, windows to the front elevation and a central feature electric fireplace. Sliding patio doors lead into the conservatory which features tiled flooring and further patio doors lead out onto the rear garden. The kitchen/breakfast room has been comprehensively fitted with a range of wood effect wall and base units and laminate work surfaces. Plumbing has been provided for an appliance. Space has been provided for a freestanding cooker and fridge/freezer. Further featuring tiled flooring, windows to the rear elevation and a partially glazed uPVC door leading out onto the rear garden.

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### FIRST FLOOR

The first-floor landing provides access to the loft hatch with pull-down ladder and light.

Bedroom One is a double bedroom with carpeted flooring, fitted wardrobes and windows to the front elevation.

Bedroom Two is a further double bedroom with carpeted flooring, 2 internal fitted storage cupboards; 1 housing the 'Worcester' gas combi boiler and windows to the rear elevation.

Bedroom Three is a comfortable single bedroom with carpeted flooring, windows to the front elevation and a large internal storage cupboard. The family bathroom has been fitted with a 3-piece suite comprising; a walk-in shower cubicle with sliding door, low level WC and sink set within vanity unit. Also featuring partially tiled walls, carpeted flooring, and window to the rear elevation.

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### GARDENS AND GROUNDS

No.39 is accessed off Heol-Y-Foelas. To the front of the property lies a lawned garden with steps leading up to the front door. Parking is provided on the road to the front. To the rear of the property lies a fully enclosed rear garden with patio area and a raised lawned area. Also providing access into the shed with power supply. The rear of the property backs onto fields.

### SERVICES AND TENURE

All mains services connected. Freehold.

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### Ground Floor

Main area: approx. 46.8 sq. metres (503.6 sq. feet)  
Plus outbuildings: approx. 13.3 sq. metres (143.2 sq. feet)



### First Floor

Approx. 38.4 sq. metres (413.0 sq. feet)



Main area: Approx. 85.2 sq. metres (916.7 sq. feet)  
Plus outbuildings: approx. 13.3 sq. metres (143.2 sq. feet)

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

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

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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