



7 Rushfield Gardens
Bridgend, CF31 1DE



7 Rushfield Gardens Bridgend, CF31 1DE

£235,000 Freehold

3 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Watts & Morgan are pleased to present to the market this well-proportioned detached 3 bedroom property. Conveniently located within walking distance to Bridgend Town Centre, local amenities, schools and shops. Within close proximity to Junction 36 of the M4 motorway. Accommodation comprises; entrance hallway, lounge, dining room and kitchen. First floor landing, double bedroom with en-suite shower room, double bedroom, single bedroom and a 3-piece family bathroom. Externally enjoying a private driveway with single link garage and front and rear gardens. Being sold with no ongoing chain. EPC Rating; 'D'

Directions

- Bridgend Town Centre 2.1 miles
 - Cardiff City Centre 21.6 miles
 - M4 (J36) 2.4 miles
-

Your local office: Bridgend

T 01656 644288

E bridgend@wattsandmorgan.wales





Summary of Accommodation

GROUND FLOOR

Accessed via a partially glazed uPVC front door leading into the hallway with carpeted staircase to the first-floor landing.

The living room is a spacious reception room featuring laminate flooring, windows to the front and rear elevations and a central feature fireplace.

The dining room features a large under-stairs storage cupboard and double patio doors lead out onto the rear garden. Ample space for freestanding dining furniture. The kitchen has been fitted with a range of wall and base units and complementary work surfaces. Integral appliances to remain; 4-ring gas hob and oven. Further presenting windows to the front elevation, tiled flooring, and partially tiled walls. Plumbing is provided for appliances.

FIRST FLOOR

The first-floor landing features a large, fitted airing cupboard.

Bedroom One is a spacious double bedroom with double fitted wardrobes, windows to the rear elevation and carpeted flooring leading into a 3-piece en-suite shower room. The en-suite has been fitted with a WC, pedestal sink, separate walk-in shower cubicle and features an obscured uPVC window to the front elevation.

Bedroom Two is a further double bedroom with carpeted flooring and windows to the front elevation. Bedroom Three is a comfortable single bedroom with carpeted flooring and windows to the rear elevation. Also providing access to the loft hatch. The family bathroom has been fitted with a 3-piece suite comprising, panelled bath, pedestal sink and low-level WC. Also features fully tiled walls and an obscured uPVC window to the front elevation.

GARDENS AND GROUNDS

No. 7 is accessed off Rushfield Gardens. To the front of the property lies a lawned garden with a range of mature shrubs and a private driveway leading to a single garage.

To the rear of the property lies an enclosed garden with an outside storage unit.

SERVICES AND TENURE

All mains services connected. Freehold.

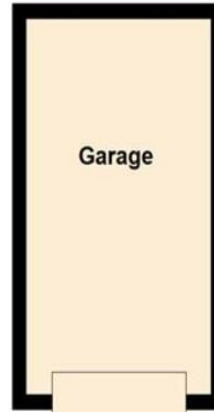
Ground Floor

Approx. 35.4 sq. metres (381.2 sq. feet)



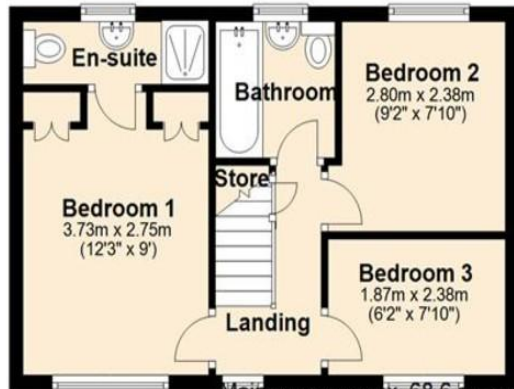
Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings: approx. 13.9 sq. metres (148.1 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.1 sq. feet)



Main area: Approx. 68.6 sq. metres (738.3 sq. feet)

Plus outbuildings: approx. 13.8 sq. metres (148.1 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) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

