



Garden Cottage, 12 Llangewydd Road  
Bridgend, CF31 4JW



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**£165,000** Freehold

### 2 Bedrooms : 1 Bathrooms : 1 Reception Rooms

We are pleased to present to the market this beautifully presented character cottage situated in a convenient location. Within walking distance of Bridgend Town Centre. Close to all local amenities, shops and schools and close proximity to Junction 36 of the M4. Accommodation comprises: entrance hall, lounge/dining room, kitchen. First floor landing, two double bedrooms, family bathroom. Externally enjoying rear enclosed low maintenance garden. EPC Rating "E"

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#### Directions

- Bridgend Town Centre 1.0 miles
  - Cardiff City Centre 22.1 miles
  - M4 (J36) 3.2 miles
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## Summary of Accommodation

### GROUND FLOOR

The property is accessed via a newly fitted composite door leading to the entrance porchway, a courtesy glazed door leads into the open plan lounge/dining room. The open plan lounge/dining is a spacious reception room consisting of many original features including a central exposed stone chimney with a multi-fuel burner set on a slate hearth, laminate flooring throughout and exposed wood staircase leading up to the first floor landing. Also features a second chimney with an oak mantle and bespoke wood store, windows to the front and rear elevations and spotlighting throughout with ample space for living/dining furniture. The kitchen has been comprehensively fitted with a range of wall and base units and complementary work surfaces. Integral appliances to remain include dishwasher, oven and grill, 5-ring gas hob, stainless steel extractor fan and fridge freezer. Space and plumbing has been provided for multiple appliances. Also features a uPVC door leading out to the side elevation and sliding patio doors leading out onto the rear patio. Further features include tiled flooring and spotlighting.

### FIRST FLOOR

The first floor landing features original solid wood flooring and access to the loft hatch.

The bathroom has been fitted with a 3-piece suite comprising a panelled bath with overhead shower, wash-hand basin set within vanity unit and WC. Also features tiled walls, tiled flooring, chrome towel radiator, spotlighting, velux skylight window and a feature exposed stone wall. Bedroom one is a spacious double bedroom located to the front of the property with exposed solid wood flooring and two windows to the front elevation.

Bedroom two is a further double bedroom with window to the rear elevation and solid wood flooring.

### GARDENS AND GROUNDS

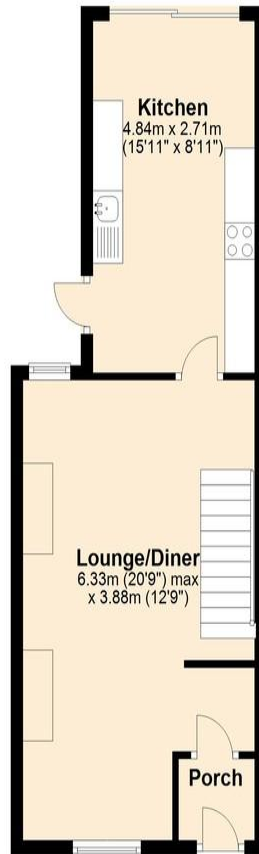
Garden Cottage is accessed off Llangebydd Road with a paved patio area to the front. To the rear of the property lies a fully enclosed low maintenance garden featuring a raised patio area ideal for outdoor furniture surrounded by a range of flowers and mature shrubs.

### SERVICES AND TENURE

All mains services connected. Freehold.

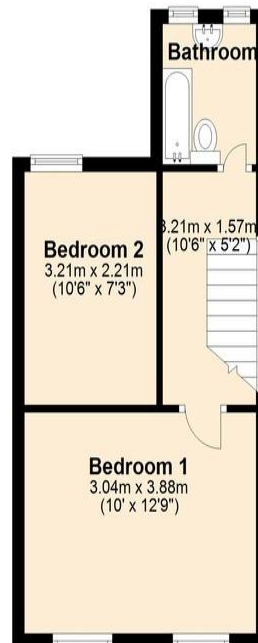
## Ground Floor

Approx. 37.9 sq. metres (408.2 sq. feet)



## First Floor

Approx. 27.8 sq. metres (299.5 sq. feet)



Total area: approx. 65.7 sq. metres (707.6 sq. feet)

Plan produced by Watts & Morgan LLP.  
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>                            |         |           |
| (69-80) <b>C</b>                            |         | 77        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            | 44      |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

### Bridgend

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