



37 Cefn Glas Road
Bridgend, CF31 4PG



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£165,000 Freehold

2 Bedrooms : 1 Bathrooms : 2 Reception Rooms

We present to the market this spacious two bedroom end terraced property situated in a convenient location in Cefn Glas, Bridgend. Within walking distance of Bridgend Town Centre, close to all local schools, amenities and shops and close proximity to Junction 36 of the M4. Accommodation comprises: entrance hallway, kitchen/utility, lounge, dining room. First floor landing, two double bedrooms, family bathroom. Externally enjoying a rear endosed garden. Being sold with no ongoing chain. EPC Rating "D"

Directions

- Bridgend Town Centre 1.7 miles
 - Cardiff City Centre 20.7 miles
 - M4 (J36) 3.0 miles
-

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Accessed via uPVC front door leading into a spacious entrance hallway with tiled flooring and internal fitted storage. Doorway provides access into the kitchen/utility featuring continuation of the flooring, window to the side elevation and a partially glazed door leading out onto the rear garden. A feature hatch leads into the dining area. The kitchen has been comprehensively fitted with a range of wall and base units and work surfaces. Integral appliances to remain include 4-ring gas hob, oven and extractor fan. Space has been provided for an appliance and space for a fridge freezer. The dining room is a versatile reception room with tiled flooring, window to the front elevation and a central feature open log burner set on a stone chimney. The living room is a spacious reception room with carpeted flooring, window to the front elevation, solid wood staircase leading to the first floor landing and exposed stone wall with feature log burner.

FIRST FLOOR

The first floor landing features carpeted flooring and window overlooking the rear. A large internal storage cupboard with shelving and houses the gas combi boiler. Bedroom one is a spacious double bedroom with carpeted flooring, window to the front elevation and provides access to the loft hatch.

Bedroom two is a further good size double bedroom with carpeted flooring and window to the front elevation.

The family bathroom has been fitted with a 3-piece suite comprising panelled bath with freestanding overhead shower, pedestal wash-hand basin and WC. Further features include laminate flooring, window to the side elevation and further access to the loft hatch.

GARDENS AND GROUNDS

No.37 is accessed off Cefn Glas Road. To the rear of the property lies a fully enclosed garden predominantly laid to lawn with a further decked area and outdoor storage.

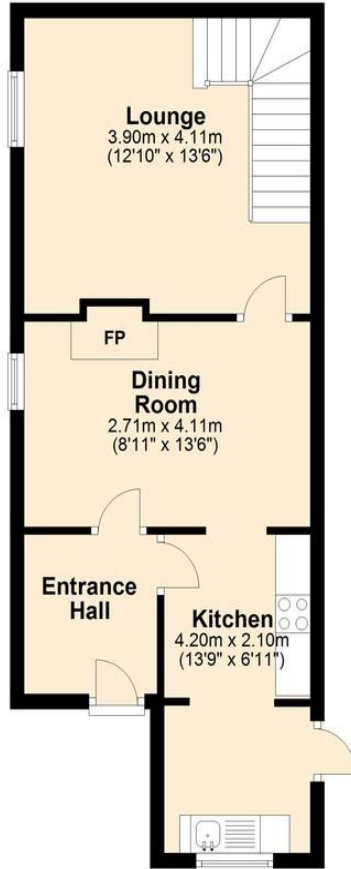
SERVICES AND TENURE

All mains services connected. Freehold.



Ground Floor

Approx. 41.1 sq. metres (442.1 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.4 sq. feet)



Total area: approx. 80.6 sq. metres (867.4 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) A		
(81-91) B		85
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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