



60 Woodlands Park
Kenfig Hill, Bridgend, CF33 6EB



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£250,000 Freehold

2 Bedrooms : 2 Bathrooms : 1 Reception Rooms

Watts & Morgan are pleased to present to the market this well presented two bedroom detached bungalow within walking distance to local amenities, reputable schools & J37 of the M4. The accommodation comprises: entrance hallway, kitchen, master bedroom with en-suite, a second double bedroom, bathroom, open plan living room/dining area. Externally the property benefits from a gated driveway and a wrap around garden. Being sold with no ongoing chain. Excellent EPC Rating "B"

Directions

- Bridgend Town Centre 5.7 miles
 - Cardiff City Centre 27.2 miles
 - M4 (J36) 1.9 miles
-

Your local office: Bridgend

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Summary of Accommodation

ACCOMMODATION

Entrance is accessed via a composite partially glazed door with laminate flooring leading to the kitchen. A storage cupboard housing the combi boiler and access to loft space.

The kitchen has been comprehensively fitted with wall and base units and laminate work surfaces. Integral appliances to include 'Candy' electric 4-ring hob with extractor fan over, integrated 'Russell Hobbs' microwave and 'Hotpoint' electric oven.

Plumbing is available for washing machine, dishwasher, and fridge. Further features a sink and drainer with mixer tap, uPVC bay window to the front elevation, partially tiled walls, storage cupboard and a continuation of laminate flooring.



Bedroom one, formerly a living room with fitted wardrobes, central fireplace set within a marble effect hearth and a bay fronted uPVC window to the front elevation. The en-suite has been fitted with a 3-piece white suite comprising; shower cubicle, wash-hand basin, and WC set within a vanity unit. Further benefits from a heated towel rail, tiled flooring, and walls.

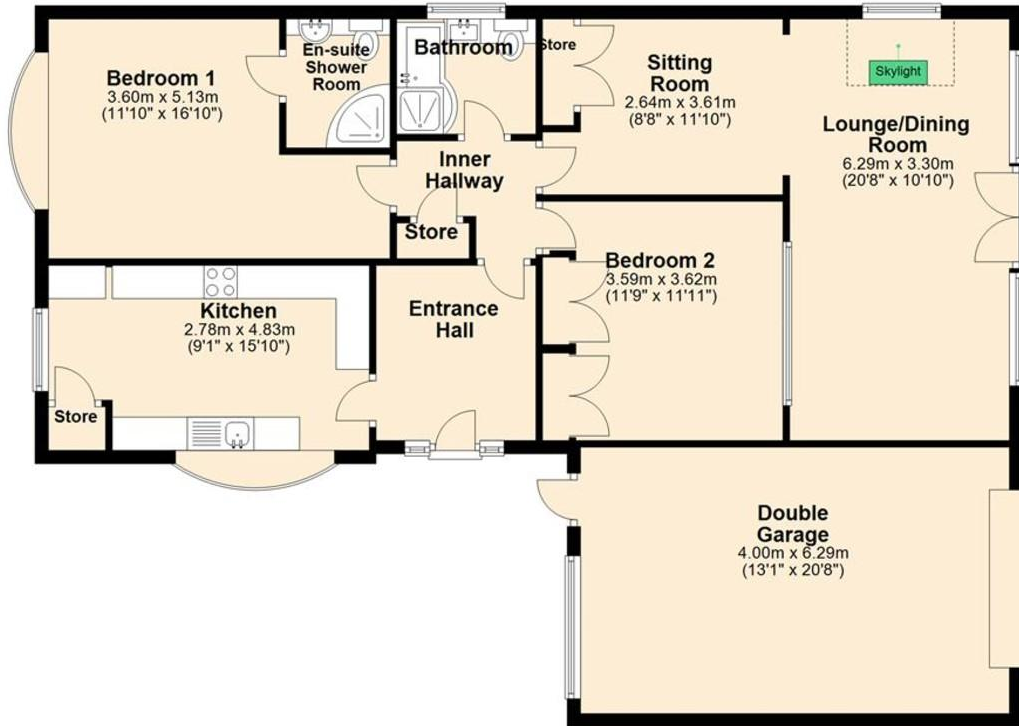
Bedroom two is a double bedroom with double fitted wardrobes, carpeted flooring and a large window looking into the Dining Room.

The family bathroom has been fitted with a 3-piece suite comprising; P-shaped bath with shower over, wash-hand basin set within vanity unit with storage and WC. Further features a double chrome heated towel rail, fully tiled walls and flooring and a uPVC glazed window to the rear elevation.

The sitting room which could potentially be a third bedroom, if required and leads to an open plan living/dining room with a galleried window with recessed lighting. A light and airy room with a feature electric fireplace, uPVC window to the front elevation and French doors leading to a private enclosed patio area.

Ground Floor

Main area: approx. 92.5 sq. metres (995.7 sq. feet)
Plus garages, approx. 25.2 sq. metres (270.8 sq. feet)



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

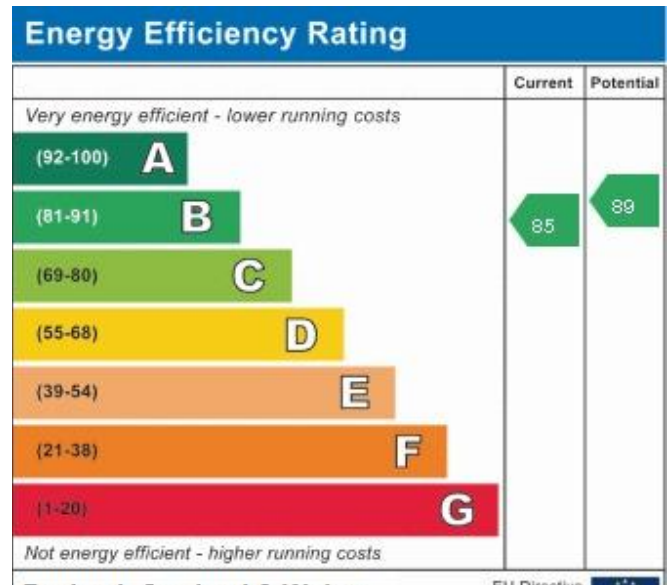
Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

GARDENS AND GROUNDS

The property is accessed off Woodlands Park onto a block paved driveway with space for two vehicles leading to a 1½ tandem garage with electric door and power supply. The property benefits from a wraparound garden which includes a private enclosed patio area and a laid to lawn area to the side of the property. Pedestrian access to the front door and a courtesy door to the garage.

SERVICES AND TENURE

All mains services connected. Freehold.
Solar panels - part of a 20 year lease.



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