



**11 Ael Y Bryn**  
Cefn Glas, Bridgend, CF31 4DG



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**£145,000** Freehold

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

We are pleased to present to the market this spacious three bedroom semi-detached property situated in Cefn Glas. Within walking distance to all local amenities, shops, schools and Bridgend Town Centre. Accommodation comprises; entrance hallway, lounge, kitchen and dining room. First floor landing, two double bedroom, one single bedroom, shower room and separate WC. Externally enjoying a private driveway and rear lawned garden. Being sold with no ongoing chain. EPC Rating; 'D'

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## Directions

- Bridgend Town Centre 2.4 miles
  - Cardiff City Centre 22.6 miles
  - M4 (J36) 4.5 miles
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**Your local office: Bridgend**

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## Summary of Accommodation

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### GROUND FLOOR

Accessed via a uPVC front door leading into the entrance hallway with carpeted flooring and carpeted staircase leading up to the first floor landing with under stairs storage provided. The main living room is a spacious reception room with carpeted flooring, windows to the front elevation and a central feature electric fireplace. The kitchen has been fitted with a range of wall and base units and complementary laminate work surfaces. Integral appliances to remain; 4-ring induction hob, oven and grill. Space and plumbing has been provided for an appliance and space for freestanding fridge/freezer. Featuring laminate flooring, internal pantry cupboard, windows looking over the rear garden and a courtesy door providing access out onto the driveway. The kitchen also houses the gas boiler.

An archway leads through into the dining room offering continuation of laminate flooring and windows looking over the rear garden.

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### FIRST FLOOR

The first floor landing features carpeted flooring and provides access to the loft hatch. Bedroom One is a double bedroom situated to the front of the property with carpeted flooring, internal fitted storage cupboard and windows to the front.

Bedroom Two is a further double bedroom with carpeted flooring, internal fitted storage cupboard and windows to the rear. Bedroom Three is a single bedroom with carpeted flooring and windows to the front. The shower room has been fitted with a walk-in electric shower and wash hand basin. Further features vinyl flooring, tiled walls and windows to the rear. The WC features vinyl flooring, partially tiled walls and windows to the side.

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### GARDENS AND GROUNDS

No. 11 is accessed off Ael y Bryn. To the front of the property is a lawned garden and a private driveway with space for multiple vehicles. To the rear of the property lies a large lawned garden with patio area and outdoor storage shed.

### SERVICES AND TENURE

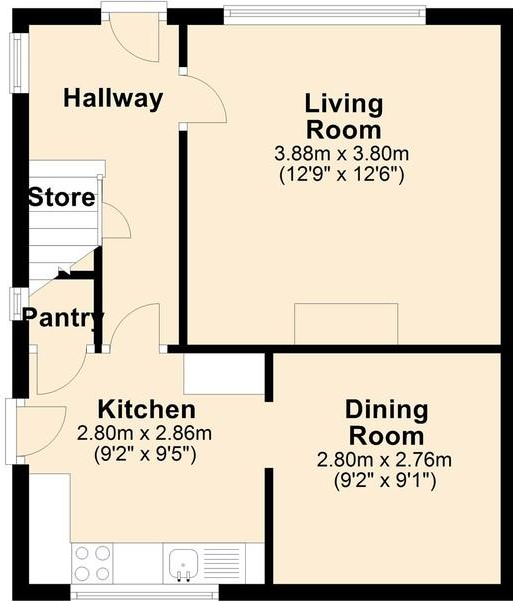
All mains services connected. Freehold.

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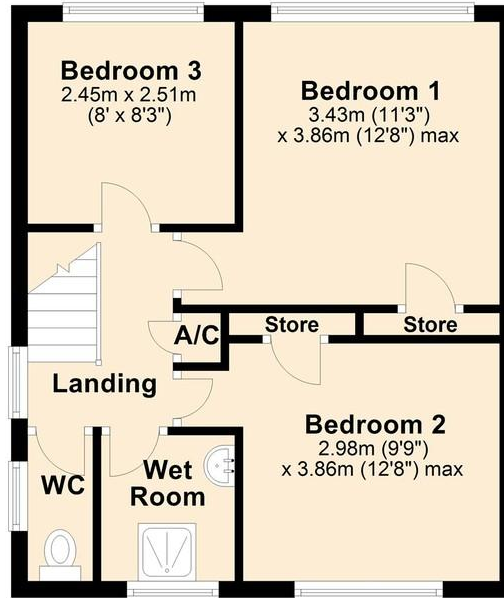
### Ground Floor

Approx. 38.9 sq. metres (419.1 sq. feet)



### First Floor

Approx. 38.8 sq. metres (418.1 sq. feet)



Total area: approx. 77.8 sq. metres (837.2 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>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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