



33 Newbridge Gardens
Bridgend, CF31 3PB

WATTS & MORGAN 160 YEARS



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£420,000 Leasehold

3 Bedrooms : 1 Bathrooms : 3 Reception Rooms

Watts and Morgan are pleased to present to the market this beautifully presented three double bedrooms traditional 1930's semi-detached property situated in an enviable position overlooking Newbridge Fields and within proximity of Bridgend town centre and J36 of the M4. The accommodation comprises; entrance hallway, kitchen, dining room, sitting room, lounge, cloakroom /WC. First floor landing, three double bedrooms, four-piece family bathroom Externally the property enjoys a private driveway providing ample off-road parking and a rear enclosed lawned garden with patio area and single garage. EPC Rating; 'E'

Directions

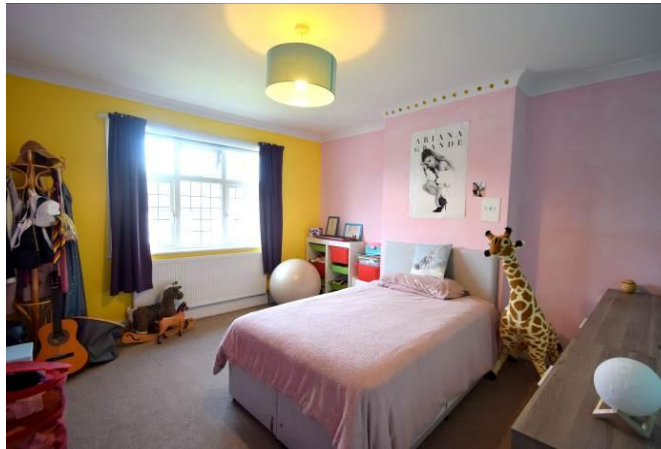
- Bridgend Town Centre 1.2 miles
- Cardiff City Centre 21.1 miles
- M4 (J36) 3.5 miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Entrance via a uPVC door into the welcoming hallway with original parquet wood block flooring and a staircase to the first-floor landing. The WC/Cloakroom has been fitted with a two-piece white suite comprising of a WC and wall mounted sink with window to the side. The lounge is a spacious reception room offering original parquet flooring and a central feature wood burner set on a slate hearth. The lounge further benefits from a large feature window to the front. The sitting room is a further reception room with continuation of the parquet flooring and bay fronted windows the front of the property. The kitchen has been comprehensively fitted with a range of shaker style wall and base units and complimentary quartz work surfaces. Integral appliances to remain include freestanding double oven, grill and 5 ring gas hobs with stainless steel extractor fan, integral washing machine, dishwasher, tumble dryer, fridge. The kitchen further benefits from mosaic tiled flooring, windows to the rear and side and a courtesy door leading out onto the rear garden. The dining room is a spacious versatile room with continuation of the mosaic tiled flooring, inbuilt storage cupboards and a further storage cloakroom. The dining area offers ample space for free standing furniture and patio doors leading onto the rear garden.

FIRST FLOOR

First floor landing offers carpeted flooring, a feature stained glass window to the side and provides access to the loft hatch and an inbuilt airing cupboard. Bedroom one is situated to the front of the property and is a generous sized double room with carpeted flooring and windows to the front. Bedroom two is a further double bedroom with carpeted flooring and bay windows to the front. Bedroom three is another double bedroom with carpeted flooring, built in storage and windows to the rear. The family bathroom has been fitted with a 4-piece contemporary suite comprising of a separate walk-in shower cubicle, pedestal sink, WC with dual flush and freestanding circular bathtub. The bathroom further benefits from windows to the rear partially tiled wall and flooring with a chrome towel radiator.

GARDENS AND GROUNDS

No.33 is accessed off Newbridge Gardens onto a private driveway with ample off-road parking. The front garden is laid to lawn and offers a small patio area with views over Newbridge Fields. To the rear of the property lies a fully enclosed lawned garden with a large patio area ideal for outdoor furniture. The rear garden provides access onto the driveway and the single garage.

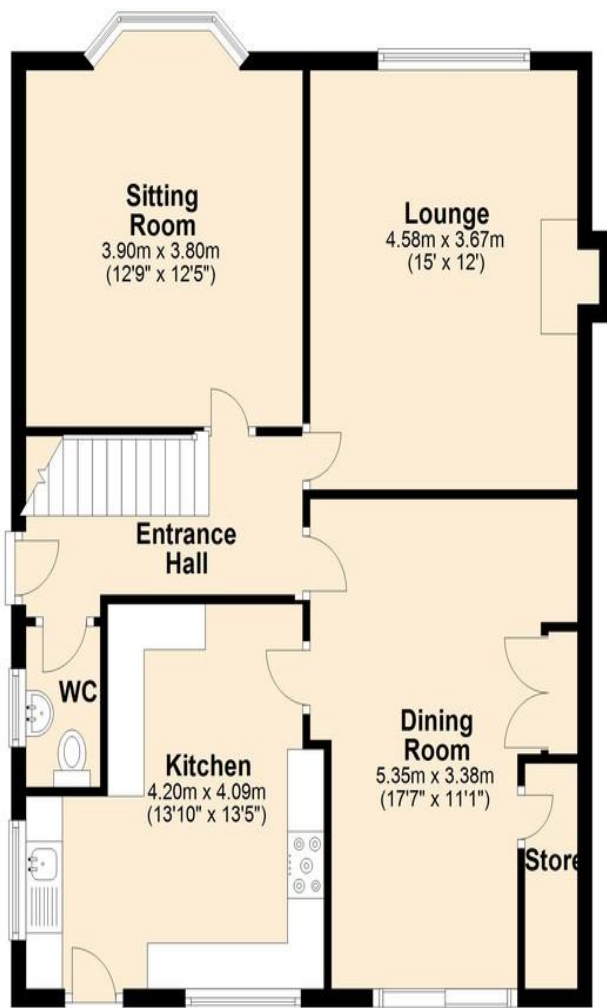
SERVICES AND TENURE

Leasehold 990 Years left. All mains connected



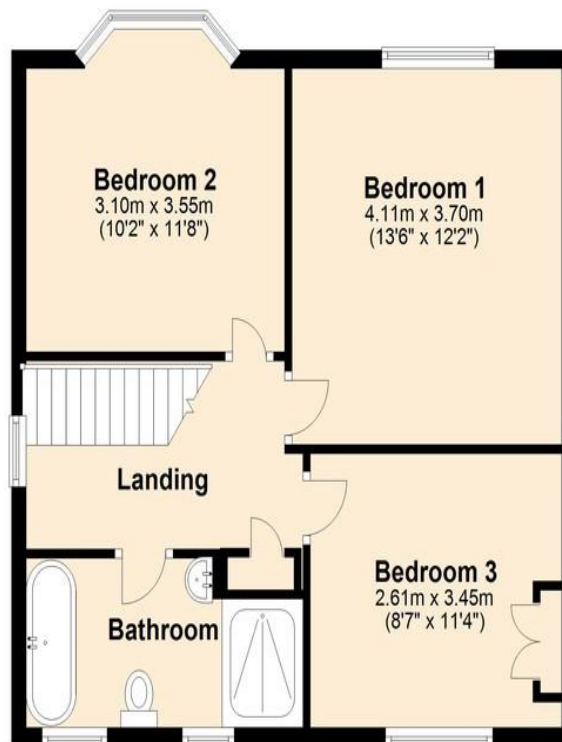
Ground Floor

Approx. 76.2 sq. metres (820.0 sq. feet)



First Floor

Approx. 51.9 sq. metres (558.2 sq. feet)



Total area: approx. 128.0 sq. metres (1378.2 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.



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