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9 Williams Terrace
Brynmenyn, Bridgend, CF32 9LS

WATTS & MORGAN 160 YEARS

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£125,000 Freehold

2 Bedrooms : 1 Bathrooms : 2 Reception Rooms

Presenting to the market this ideal investment or first time purchase, a spacious end-terrace 2 double bedroom property being sold with no on-going chain. Situated in Brynmenyn and within close proximity to Bridgend Town Centre and Junction 36 of the M4. Accommodation comprises; entrance hall, lounge, sitting room/dining room, kitchen, utility/workshop and WC. First floor landing, 2 double bedrooms and a family bathroom. Externally enjoying a rear enclosed garden. EPC Rating; 'E'

Directions

- Bridgend Town Centre 3.8 miles
- Cardiff City Centre 22.4 miles
- M4 (J36) 2.5 miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Accessed via a uPVC front door leading into an entrance hallway offering laminate flooring and a carpeted staircase leading up to the first-floor landing. The lounge is situated to the front of the property offering carpeted flooring, windows to the front and a central feature fireplace. The sitting room/dining room is a versatile room offering laminate flooring, windows to the rear and a central feature electric fireplace. The kitchen/breakfast room has been fitted with a range of wall and base units and complementary laminate work surfaces. Integral appliances to remain; 4-ring hob with oven, grill, and extractor fan. Also features vinyl flooring, partially tiled walls, and a window to the front. Space has been provided for appliances and freestanding furniture. The utility currently utilised as a workshop leads into the ground-floor WC. A door provides access out onto the rear garden.

FIRST FLOOR

The first-floor landing offers carpeted flooring, windows to the rear and access to a loft hatch. Bedroom One is a good size double bedroom with laminate flooring and built-in wardrobes. Bedroom Two is another good size double bedroom offering carpeted flooring, windows to the front and a cupboard which houses the 'Ideal' 4-year-old gas combi boiler. The family bathroom has been fitted with a 3-piece white suite comprising of a panelled bath with overhead electric shower, pedestal wash hand basin and WC. Also featuring vinyl flooring, partially tiled walls, window to the rear and an internal storage cupboard.

GARDENS AND GROUNDS

No. 9 is accessed off Williams Terrace. On-road parking is provided to the front of the property and in the street. To the rear lies an enclosed patio with a courtesy gate providing access out on the side.

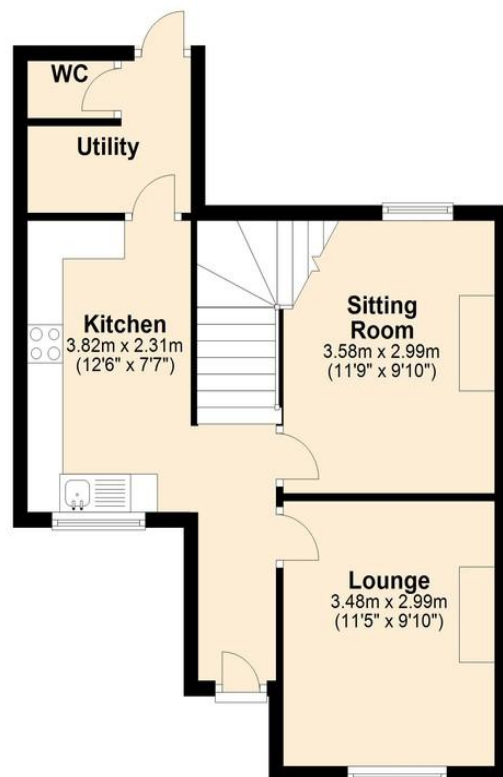
SERVICES AND TENURE

All mains' services connected. Freehold.



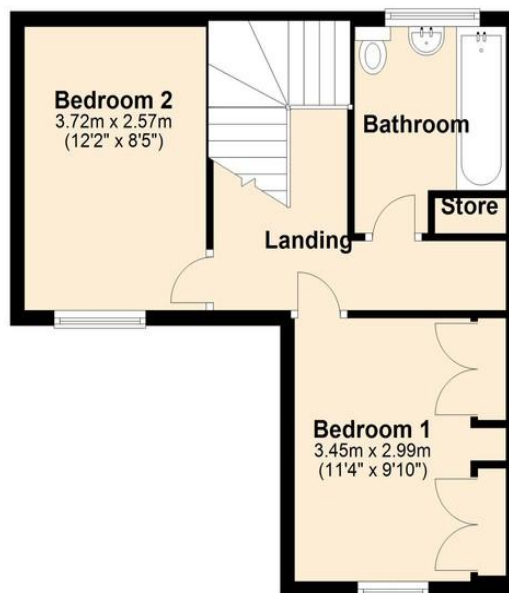
Ground Floor

Approx. 42.7 sq. metres (459.2 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.4 sq. feet)



Total area: approx. 78.6 sq. metres (845.6 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) A | | |
| (81-91) B | | |
| (69-80) C | | 74 |
| (55-68) D | | |
| (39-54) E | 45 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

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