



48 St. Illtyds Road
Bridgend, CF31 4JY



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£99,950 Freehold

3 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Offering to the market this ideal investment property in need of renovations. Being sold with no ongoing chain. This nonstandard construction property is situated in Cefn Glas within close proximity to local amenities, schools, shops, Bridgend Town Centre and Junction 36 of the M4. Accommodation comprises of entrance hall, lounge, dining room, kitchen, shwoer room, WC. First floor landing, three bedrooms and family bathroom. Externally enjoying private driveway and rear lawned garden. EPC Rating "D" CHAIN FREE

Directions

- Bridgend Town Centre 2.8 miles
 - Cardiff City Centre 22.7 miles
 - M4 (J36) 4.6 miles
-

Your local office: **Bridgend**

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Summary of Accommodation

GROUND FLOOR

Accessed via a door leading into the entrance hallway with a courtesy uPVC door leading into the main hallway. A carpeted staircase leads up to the first floor landing and the main hallway offers tiled flooring and under-stairs storage. The lounge is a spacious reception room with uPVC French doors opening out onto the front garden and laminate flooring. Double doors lead into a dining area offering tiled flooring and doors providing access out onto the rear garden. The downstairs wet room has been fitted with a 3-piece suite comprising of an electric shower, WC and wall mounted wash-hand basin. Further features include fully tiled walls, vinyl flooring and window to the side elevation. The kitchen has been fitted with wall and base units, work surfaces and stainless steel sink. Space is provided for multiple appliances. Further features include tiled flooring, window overlooking the rear garden and houses the 'Worcester' gas boiler. A partially glazed door leads to a porch with a separate WC and a courtesy door to the side of the property.

FIRST FLOOR

The first floor landing offers carpeted flooring. Bedroom one is situated to the front of the property and is a generous double bedroom offering carpeted flooring, two built-in storage cupboards and window to the front elevation. Bedroom two is a further double bedroom with carpeted flooring, built-in storage and window to the rear elevation. Bedroom three is located to the front of the property and offers carpeted flooring, built in storage and window to the front elevation. The family bathroom/wet room has been fitted with a 3-piece suite comprising an electric shower, WC and wash-hand basin. Further features include fully tiled walls, vinyl flooring and window to the rear elevation.

GARDENS AND GROUNDS

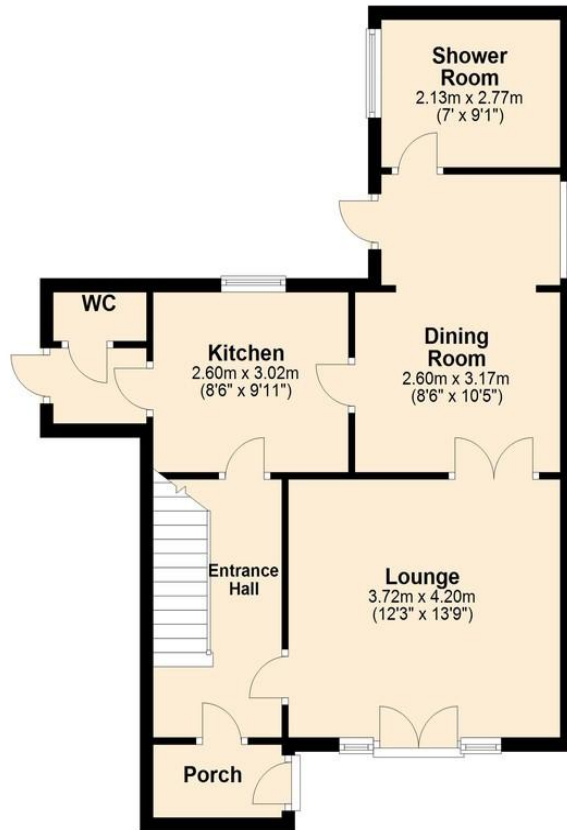
No.48 is accessed off St. Illtyds Road with a private driveway to the front of the property enclosed by metal gates. To the rear of the property lies a large lawned garden.

SERVICES AND TENURE

All mains services connected. Freehold. Non standard construction.

Ground Floor

Approx. 56.4 sq. metres (607.5 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.6 sq. feet)



Total area: approx. 97.3 sq. metres (1047.1 sq. feet)

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

28 st. iltyds

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		77
(55-68) D	66	
(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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