



44 Westward Place, Bridgend

£210,000 Freehold

THREE BEDROOM SEMI CORNER PLOT • LOUNGE/DINER • CONSERVATORY • DOWNSTAIRS WC • THREE BEDROOMS AND SHOWER ROOM • DRIVE, GARAGE AND ENCLOSED GARDEN • SOLD WITH NO ONGOING CHAIN • LOCATED IN CEFN GLAS AND CLOSE TO AMENITIES AND SCHOOL CATCHMENT



Charming 3-bed semi-detached in Cefn Glas on corner plot. Spacious lounge/diner, conservatory, downstairs WC, 3 bedrooms, shower room. Includes drive, garage, enclosed garden. Close to amenities & schools. No chain. Serene modern living.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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- › CONSERVATORY
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Entrance

Enter via UPVC door into the porch, internal door into the hallway with plain walls, carpet flooring, radiator and access to ground floor rooms.

WC

UPVC double glazed window to side aspect, two piece suite comprising low level wc, pedestal wash hand basin, tile walls, textured ceiling and vinyl flooring.

Lounge/Diner

UPVC double glazed window to front aspect and UPVC doors to rear aspect accessing the conservatory, plain walls, textured ceiling, carpet flooring, radiator and feature fireplace.

Conservatory

UPVC conservatory with rear doors out to the garden, dwarf walls and windows to front and side and plain wall to rear aspect, carpet flooring and polycarbonate roof.

Kitchen

UPVC double glazed window to rear aspect and side door, Range wall and base units with complimentary worktop, stainless steel sink, gas hob with electric oven and extractor over, space for a washing machine, larder storage cupboard, plain walls, textured ceiling, tile flooring.

Landing

Landing with attic hatch, storage cupboard, access to first floor rooms with plain walls, textured ceiling, and carpet flooring.



GARDEN

Wall boundary with a front gate access and double gate access to the side allowing access to the side drive, block paver makes this a low maintenance front and side. To the rear there is a fence boundary with a laid to deck, laid to astroturf and side personal door access to the garage.





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