



# 32 Grove Road

Bridgend, CF31 3EF

Detached Property Close To Bridgend Town Centre.

£105,000 - Freehold

- A Three Bedroom Detached Property
- In Need Of Modernisation & Structural Repair
- Suitable For Cash Buyers Only
- Entrance Hall, Lounge, Sitting Room, Kitchen
- Two Double Bedrooms, Third Single Bedroom
- Family Bathroom
- Private Driveway
- Detached Garage
- Front & Rear Gardens
- EPC Rating 'F'

Bridgend Town Centre – 0.5 miles

M4 (J36) – 2.0 miles

Cardiff City Centre – 25.4 miles

Swansea City Centre – 23.6 miles

(All distances are approximate)



## The Property

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Entered via UPVC partially obscured glazed front door into Entrance Hall with carpeted flooring, carpeted staircase leading to First Floor Landing, central ceiling light point, understairs storage cupboard. Doors lead off into: Spacious Living Room with double glazed UPVC bay window to the front of the property, central feature tiled hearth and surround, central ceiling light point, carpet to flooring. The Sitting Room is fitted with carpeted flooring, central ceiling light point and gas fireplace with back boiler behind. The Dining Room has double glazed UPVC door and windows adjacent to the rear of the property. Carpeted flooring and central ceiling light point. The Kitchen is fitted with a range of base units, stainless steel inset sink, plumbing for washing machine, central ceiling light point, vinyl tile effect flooring, hatch to loft space, UPVC obscured double glazed door and window to the rear elevation.

The First Floor Landing is accessed via carpeted staircase onto First Floor Landing with carpeted flooring, central ceiling light point, double glazed UPVC window to the side elevation. Doors lead off into: Bedroom one is a double bedroom with carpeted flooring, double glazed UPVC window to rear elevation and central ceiling light point. A second spacious double bedroom with double glazed UPVC bay window to the front elevation, carpeted flooring and central ceiling light point. A third single bedroom with double glazed UPVC window to the front elevation and central ceiling light point and carpeted flooring. Family Bathroom comprising 3-piece suite comprising low level WC, pedestal sink and panelled bath with electric shower above. Airing cupboard and hatch to loft space, UPVC obscured glazed window to rear elevation.

32 Grove Road is accessed onto a private driveway leading down to a Detached Garage, a landscaped front garden with gravelled area and a range of mature shrubs and bushes. To the rear of the property is a rear enclosed garden comprising of a range of paved and lawned areas with a range of mature shrubs and bushes and flower beds.

Services are all mains services. Tenure is Freehold.

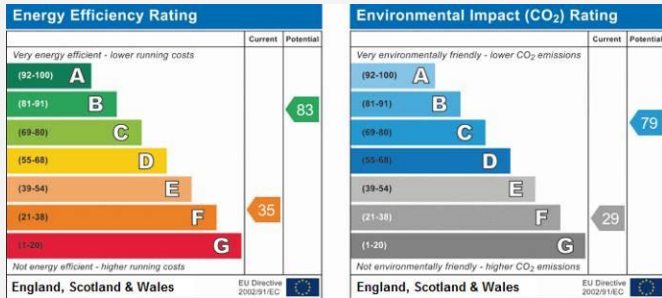
## The Location

The property is located a short distance from Bridgend Town Centre where there are a number of retail stores, coffee shops, restaurants, and public houses. Bridgend railway station also provides mainline railway services to Swansea, Cardiff and London Paddington, as well as local lines. Additionally, the property is conveniently located for the M4 corridor within 2 miles. A short drive away are many out-of-town retail parks and Bridgend Designer Outlet. For outdoor pursuits the Glamorganshire Heritage Coast is a short distance from Bridgend and provides numerous activities for those of all ages.

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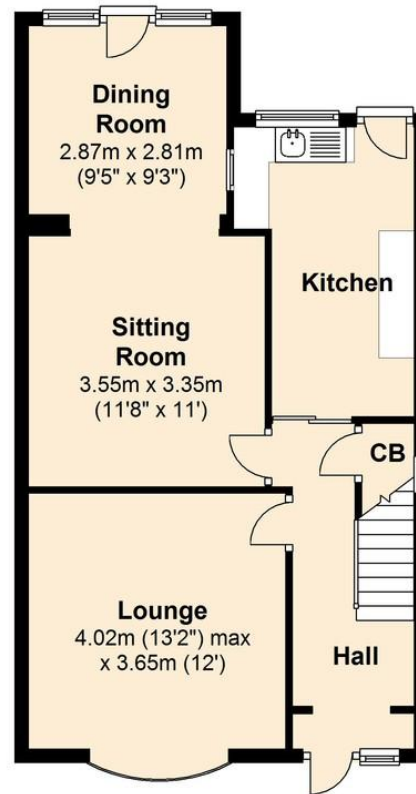


# Floorplan & EPC



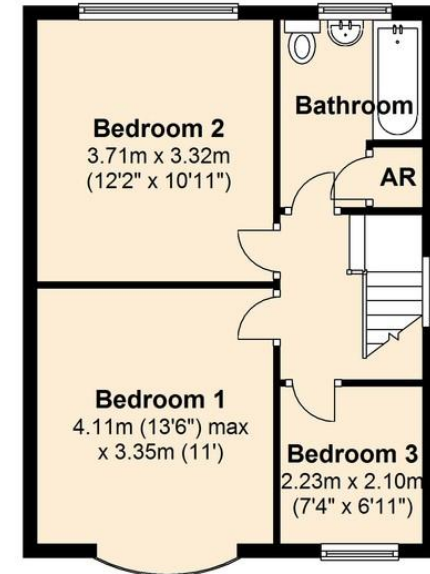
## Ground Floor

Approx. 52.4 sq. metres (564.1 sq. feet)



## First Floor

Approx. 40.8 sq. metres (439.3 sq. feet)



Total area: approx. 93.2 sq. metres (1003.4 sq. feet)



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Although these particulars, together with photographs and floor plans are intended to give a fair description of the property, they do not form any part of a contract. The vendors, their agents, Watts and Morgan and persons in their employ do not give a warranty whatever in relation to this property. All measurements are approximate. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Watts and Morgan.

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