



247 Llangewydd Road
Bridgend, CF31 4JU

WATTS & MORGAN 160 YEARS

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£110,000 Freehold

3 Bedrooms : 1 Bathroom : 1 Reception Room

Watts & Morgan are pleased to present to the market this three bedroom mid-terraced property located in Bridgend. An ideal investment purchase in need of modernisation. Within walking distance to reputable schools and local amenities. Accommodation comprises; Entrance Hallway, Lounge, Kitchen and Conservatory. First floor Landing, three bedrooms and Shower room. Externally providing concrete off-road parking for 2 vehicles and a low maintenance rear garden. EPC Rating; 'D'.

- Bridgend Town Centre 2.0 miles
- Cardiff City Centre 23.7 miles
- M4 (J36) 3.9 miles

Your local office: Bridgend

T 01656 644288

E bridgend@wattsandmorgan.wales





Summary of Accommodation

GROUND FLOOR

Entrance via a partially glazed uPVC door into the hallway which provides a carpeted staircase to the first floor.

The Lounge is a generous size reception room offering a large uPVC window to the front elevation with an alcove understairs for storage.

The Kitchen has been fitted with a range of traditional wall and base units with laminate work surfaces. A range of freestanding appliances to remain include; 4-ring gas cooker with double oven and grill, fridge freezer and an 'Indesit' washing machine. Further offering a 'Worcester' combi boiler, stainless steel sink unit, uPVC window and tiled flooring. A uPVC door leads out to the conservatory which is of uPVC construction with two doors offering access to the rear of the property.

FIRST FLOOR

The Landing provides a loft hatch with pull-down ladder giving access to the loft space.

Bedroom One is a spacious double room enjoying freestanding wardrobes to remain, carpeted flooring and a uPVC window to the front elevation.

Bedroom Two is a further double room with uPVC window to the rear elevation offering an airing cupboard with radiator and shelving for storage.

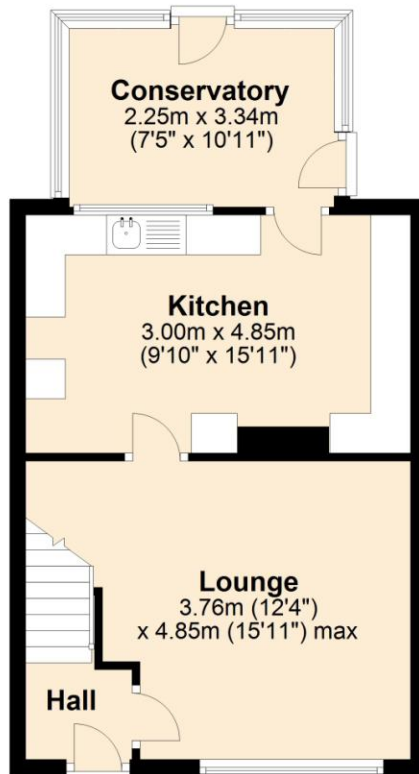
Bedroom Three is an L-shaped single room with uPVC window to the front elevation and carpeted flooring.

The Shower Room has been fitted with a 3-piece suite (in need of modernisation) comprising; Shower cubicle with glass door, wash-hand Basin and WC. Further offering fully tiled walls and a large uPVC window to the rear elevation.



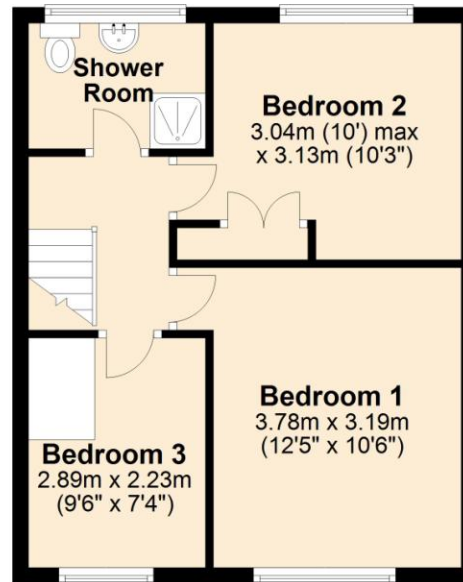
Ground Floor

Approx. 41.1 sq. metres (442.3 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.2 sq. feet)



Total area: approx. 78.5 sq. metres (844.5 sq. feet)

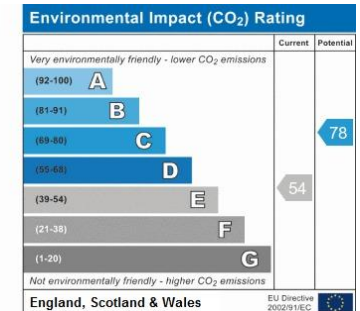
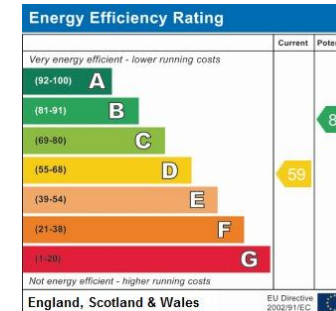
GARDENS AND GROUNDS

No.247 is approached off Llangewydd Road onto a concrete driveway providing off-road parking for 2 vehicles. Steps lead down to a footpath to the front door.

To the rear of the property lies a fully enclosed low maintenance garden which leads onto a stand stone patio area with an apple tree. Courtesy gate provides access to the front of the property and on offer is a traditional outbuilding.

SERVICES AND TENURE

All mains services connected. Freehold.



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.

Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

