



29 Sunnyside Road
Bridgend, CF31 4AE



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£145,000 Freehold

3 Bedrooms : 2 Bathrooms : 1 Reception Room

Watts & Morgan are pleased to present to the market a spacious end of terraced property situated within walking distance of Bridgend Town Centre and offering close proximity to all major road and rail links and amenities. The accommodation comprises; entrance Hall, Lounge/Diner, Kitchen, ground floor Bathroom & Utility room. First floor Landing, master bedroom with En-suite shower room and two further double bedrooms. Second floor Loft room. Externally the property benefits from front forecourt garden and rear enclosed courtyard. The property has been adapted for wheelchair use. EPC Rating "F."

- Bridgend Town Centre 0.9 miles
- Cardiff City Centre 22.9 miles
- M4 (J36) 2.6 miles

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Summary of Accommodation

GROUND FLOOR

Accessed via a uPVC partially glazed door into entrance Hallway with laminate flooring, a carpeted staircase and a built-in cloaks cupboard.

The Lounge/Diner is a through room connected by an archway with a uPVC bay fronted window and a uPVC internal rear window.

Further offering continuation of laminate flooring and ample space for living and dining furniture.

The Kitchen has been comprehensively fitted with a range of contemporary wall and base black units with laminate marble effect work surfaces. Integral appliances to remain include; 'Beko' electric oven with 4-ring electric hob with extractor fan above, integral microwave and a dishwasher. Further features include vinyl flooring, a uPVC window to the side elevation, tiled splashback, wall mounted 'Baxi' combi boiler and space for a freestanding tumble dryer and white goods. A door leads off into under-stairs storage cupboard with shelving.

A lean-to Utility area has been fitted with ceramic floor tiles, space for fridge freezer and plumbing for washing machine and a uPVC door with glazed side panel leads out to the rear garden.

The Bathroom has been fitted with a 4-piece white suite comprising; low level WC, pedestal sink, panelled bath and a walk-in shower cubicle. Further features include two uPVC windows to the side and rear elevation and tiled ceramic flooring.

FIRST FLOOR

The Landing offers carpeted flooring, a half turn staircase leading to the second floor, a uPVC window to the side elevation and built-in under-stairs cupboard.

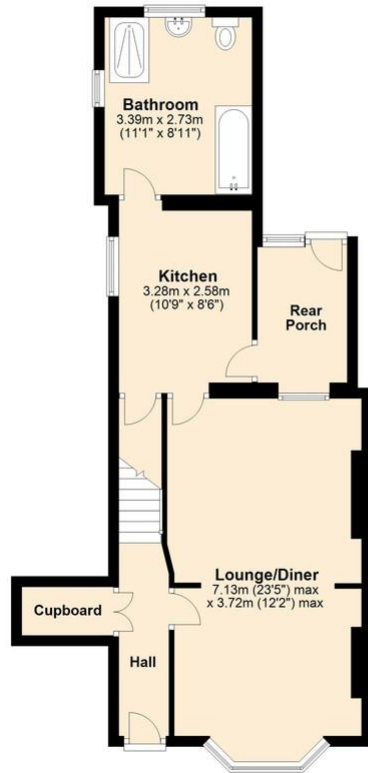
The Master Bedroom is a good-sized double bedroom offering two uPVC windows to the front elevation, carpeted flooring, a built-in wardrobe and disability lift. A door leads into En-suite shower room fitted with a modified 3-piece suite comprising low level WC, pedestal sink and shower cubicle with electric shower.

Bedroom Two is a further double bedroom benefitting from a uPVC window to the rear elevation and carpeted flooring.

Bedroom Three is a further double bedroom benefitting from dual aspect uPVC windows to the side and rear elevations and carpeted flooring.



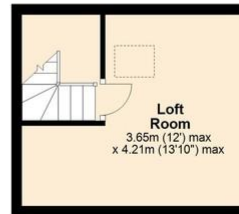
Ground Floor
Approx. 56.2 sq. metres (604.8 sq. feet)



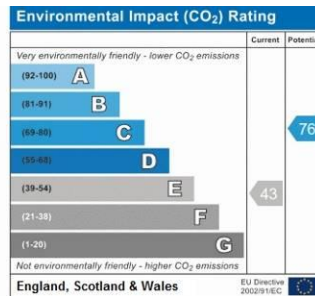
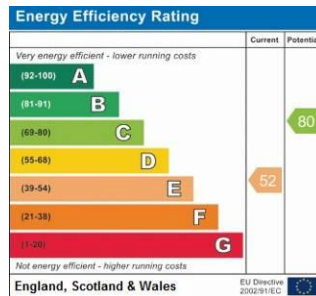
First Floor
Approx. 42.5 sq. metres (457.6 sq. feet)



Room in Roof
Approx. 15.4 sq. metres (165.5 sq. feet)



Total area: approx. 114.1 sq. metres (1227.9 sq. feet)



GARDENS AND GROUNDS

The property is approached off the road onto a forecourt gravelled and paved garden with low level brick built wall and wrought iron railings. Accessed via the side of the property through a pedestrianised gate is a rear enclosed paved garden offering an ideal space for storage.

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.

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