



28 West Road
Bridgend, CF31 4HD



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Freehold **£179,950**

3 Bedrooms : 1 Bathrooms : 1 Reception Room

Watts & Morgan are pleased to present to the market this three double bedroom property located in Bridgend within walking distance to Bridgend Town Centre and close to road and rail links. Accommodation comprises; entrance porch and open plan kitchen/living/dining. First floor landing, two double bedrooms and a family bathroom. Second floor landing and a spacious double bedroom. Externally the property enjoys a private driveway with space for one vehicle and a rear private garden. EPC Rating "D."

- Bridgend Town Centre 1.2 miles
- Cardiff City Centre 23.2 miles
- M4 (J36) 2.7 miles

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Summary of Accommodation

GROUND FLOOR

Entrance via a partly glazed composite door into the entrance porch offering laminate flooring and a carpeted staircase to the first floor landing.

The open plan kitchen/diner/living space offers laminate flooring, a uPVC bay window to the front elevation, a log burner set on a brick hearth with wood mantle. The dining area offers ample space for freestanding furniture, a uPVC window to the rear elevation and a cupboard housing the combi boiler. The kitchen has been fitted with a range of shaker style base units with concrete work surfaces. Integral appliances to remain include; 'Bosch' oven and grill and a 5-ring gas hob. Space and plumbing has been provided for white goods. Further features include continuation of laminate flooring, a uPVC courtesy door providing access to the rear garden, a uPVC window to the side elevation and recessed spotlights.

FIRST FLOOR

The first floor landing offers carpeted flooring and all doors lead off.

Bedroom one is a good sized double bedroom offering carpeted flooring, a uPVC window to the front elevation, an original stone feature wall and space for freestanding furniture.

Bedroom two is a further double bedroom offering carpeted flooring and a uPVC window to the rear elevation.

The fully tiled family bathroom has been fitted with a 3-piece suite comprising; panelled bath with shower over, wash-hand basin and WC. Further features include tiled flooring and an obscured uPVC window to the side elevation.

SECOND FLOOR

A carpeted staircase leads to the second-floor landing offering a uPVC window to the rear elevation.

Bedroom three is a spacious double bedroom offering carpeted flooring, uPVC windows to the rear and front elevations, a cupboard for storage and ample space for freestanding furniture.





Total area: approx. 91.9 sq. metres (989.6 sq. feet)

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

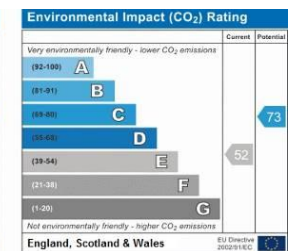
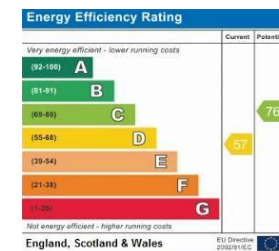
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GARDENS AND GROUNDS

No.28 is accessed off the road onto a block paved private driveway with space for one vehicle. An elevated pathway provides access to the front door and enjoys planted borders. To the rear of the property lies a lawned garden with a composite decking area ideal for garden furniture and an AstroTurf section. Steps lead down to an additional patio area and a courtesy door provides access to the garden.

SERVICES AND TENURE

All mains services connected. Freehold.



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