



4 Priory Gardens
Bridgend, CF31 3LB



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£265,000 Freehold

3 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Watts & Morgan are pleased to present to the market this extended three bedroom semi-detached property being sold with no-ongoing chain. Located within walking distance to Bridgend Town Centre, Brynteg Comprehensive School and close to road and rail links. Accommodation briefly comprises; entrance hall, kitchen/ dining room, conservatory, lounge/cinema room & WC. First floor landing, master bedroom with en-suite shower room, two further good size bedrooms, family bathroom and converted loft room. Externally providing a stone chipping private driveway and a sizeable rear garden. EPC Rating 'D.'

- Bridgend Town Centre 0.8 miles
- Cardiff City Centre 20.4 miles
- M4 (J36) 3.1 miles

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Summary of Accommodation

GROUND FLOOR

Entrance via a partly glazed uPVC door into the entrance hall offering laminate flooring, a carpeted staircase to the first floor landing. The open plan kitchen/dining room has been fitted with a range of beech wall and base units with laminate work surfaces and breakfast bar. Appliances to remain include; freestanding oven and grill with 6-ring gas hob and extractor fan over and a dishwasher. Further features include heavy duty laminate flooring, a uPVC window to the rear elevation and a stainless steel sink unit. Space has been provided for a freestanding fridge freezer, together with cupboards to house white goods and the combi boiler. The dining area offers laminate flooring, an electric fire and sliding doors leading into conservatory which has been constructed of uPVC with laminate flooring, uPVC windows to the rear elevation and uPVC French doors. The lounge/cinema room is a good size reception room offering laminate flooring with underfloor heating, integrated 59" Samsung TV with 5.1 sound system (to remain) and a uPVC bay window to the front elevation.

FIRST FLOOR

The galleried landing offers carpeted flooring, recessed spotlights and two velux windows. The master bedroom is a large double bedroom offering laminate flooring with underfloor heating, uPVC bay window to the front elevation, fitted wardrobe space. Leads into a 3-piece en-suite shower room comprising corner shower cubicle, wash-hand basin and WC with sealed laminate floor, tiled walls and obscured uPVC window to the side elevation. Bedroom Two is a further double bedroom offering laminate flooring, a uPVC window to the rear elevation and ample space for freestanding furniture. Bedroom Three is a comfortable single bedroom currently utilised as a home study offering laminate flooring and a uPVC window to the rear elevation. The family bathroom has been fitted with a 4-piece suite comprising freestanding roll top bath with telephone mixer shower tap over, corner shower cubicle, WC and wash-hand basin. Further features include heavy duty laminate flooring, obscured uPVC window to the side elevation and a heated towel rail. Converted loft room offers versatility for its use. This bright & airy space has been fitted with carpeted flooring, recessed spotlights and a velux window.



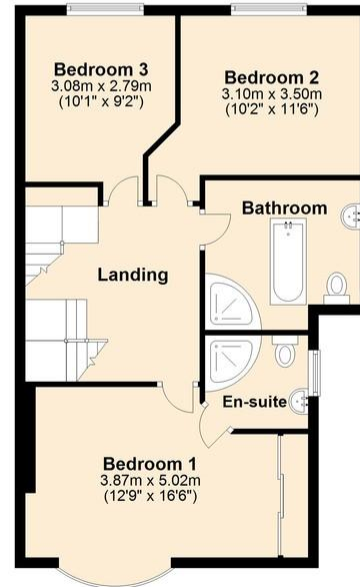
Ground Floor

Approx. 76.4 sq. metres (822.7 sq. feet)



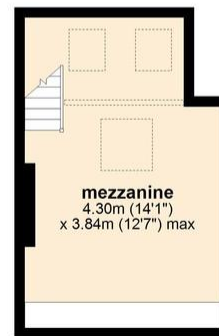
First Floor

Approx. 64.0 sq. metres (689.1 sq. feet)



Room in Roof

Approx. 21.9 sq. metres (235.5 sq. feet)



Total area: approx. 162.3 sq. metres (1747.2 sq. feet)

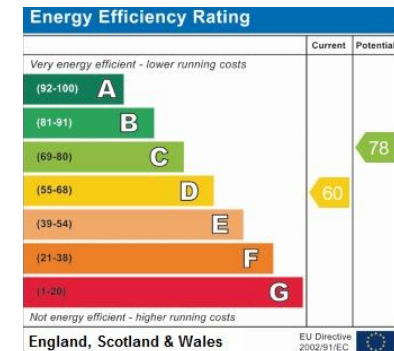
Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

GARDENS AND GROUNDS

No.4 is approached off the road and enjoys a private stone chipped driveway for one vehicle. Enclosed by a brick wall, the front garden offers potential for further parking. To the rear of the property lies a large, south facing private garden laid with artificial grass and completely enclosed by a brick and timber fenced wall and a raised stone chipping section

SERVICES AND TENURE

All mains services connected. Freehold.



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