



16 Heol Gadlys
Bridgend, CF31 1PD



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£124,950 Freehold

3 Bedrooms : 1 Bathrooms : 1 Reception Rooms

Watts and Morgan are pleased to present to the market this recently renovated spacious three-bedroom maisonette located in a convenient location in Bridgend. Within walking distance to Princess of Wales Hospital, Bridgend Town Centre and to Bridgend MacArthur Glen retail outlet. Accommodation comprises; entrance hall, first floor landing, kitchen, lounge/dining room, double bedroom. Second floor landing, two double bedroom, family bathroom and WC. Externally enjoying front and rear gardens. Offering no on-going chain. EPC Rating 'D.'

- Bridgend Town Centre 1.3 miles
- Cardiff City Centre 21.4 miles
- M4 (J36) 0.9 miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Entrance via a partly glazed uPVC door with window adjacent into the entrance hallway offering tiled flooring and a carpeted staircase to the first floor landing.

FIRST FLOOR

The first floor landing offers carpeting flooring and a cupboard for storage.

The kitchen has been fitted with a range of high gloss wall and base units with vinyl work surfaces and a co-ordinating extended breakfast bar with space for high stools. Integral appliances to remain include; 'Lamona' oven and grill and a 4-ring gas hob with extractor fan over. Further features include tiled flooring, a uPVC window to the rear elevation and a cupboard housing the combi boiler.

The lounge is a good sized reception room offering carpeted flooring and a uPVC window to the rear elevation.

Bedroom Three is a double bedroom offering laminate flooring, a uPVC window to the rear elevation, double fitted wardrobes and cupboard space.

SECOND FLOOR

The second floor landing offers carpeted flooring, a loft hatch giving access to the loft space and a cupboard for storage. Bedroom one is a good sized double bedroom offering carpeted flooring, a uPVC window to the front elevation, double fitted wardrobes and an additional wardrobe space for storage. Bedroom two is a further double bedroom offering laminate flooring, a uPVC window to the rear elevation and double fitted wardrobes.

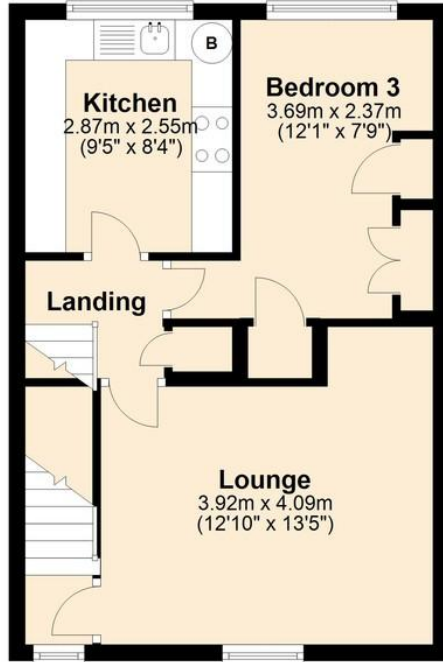
The bathroom has been fitted with a 3-piece suite comprising; panelled bath with shower over, wash-hand basin set within a vanity unit and WC. Further features include partly tiled walls, vinyl flooring, a heated towel rail and an obscured uPVC window to the rear elevation.

A 2-piece WC serves the second floor.



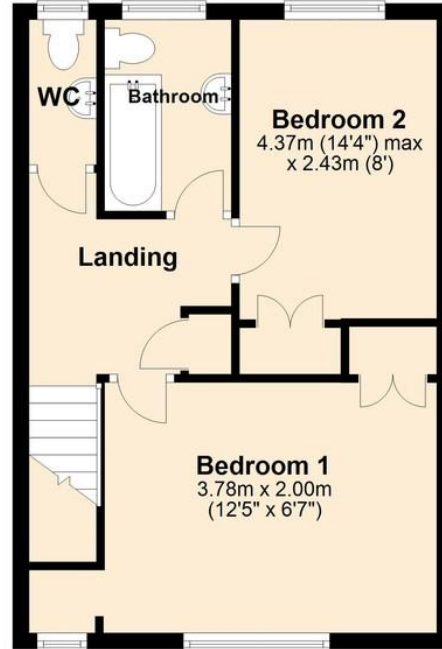
First Floor

Approx. 38.7 sq. metres (416.4 sq. feet)



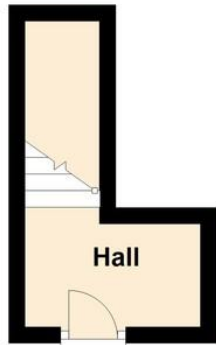
Second Floor

Approx. 37.7 sq. metres (406.3 sq. feet)



Ground Floor

Approx. 5.1 sq. metres (54.6 sq. feet)



Total area: approx. 81.5 sq. metres (877.2 sq. feet)

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

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

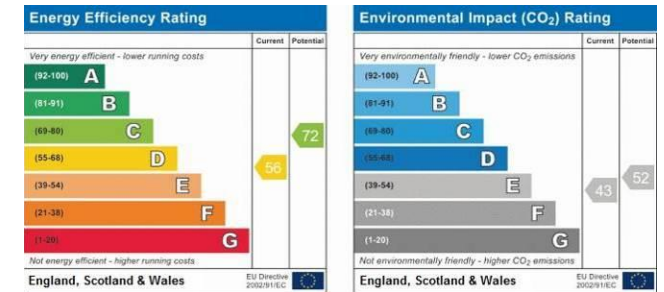
No.16 is accessed off the road enjoying on-road parking with a shared access path and a lawned front garden enclosed by a brick wall. To the rear of the property lies an enclosed garden accessed via a shared pathway.

SERVICES AND TENURE

All mains services connected. Leasehold.

The property is leasehold with a lease of 125 years from 1985. Please be aware that additional fees may be incurred for items such as leasehold packs which should be confirmed by your legal representative.

We have been informed by the vendor that the Service Charge is currently approx. £266.81 per annum.



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