



14 Pen Y Berllan
Bridgend, CF31 4QQ



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£189,500 Freehold

3 Bedrooms : 2 Bathrooms : 1 Reception Room

Watts & Morgan are pleased to present to the market this well-proportioned three bedroom semi detached property. Within walking distance to Bridgend Town Centre and Bridgend train station; and close proximity to Junction 36 of the M4 Motorway. Accommodation comprises; entrance hall, WC, lounge & kitchen/breakfast room. First floor landing, master bedroom with en-suite shower room, further double bedroom and a comfortable single bedroom and family bathroom. Externally enjoying two car parking spaces and a rear enclosed garden with patio area. EPC Rating 'B.'

- Bridgend Town Centre 1.7 miles
- Cardiff City Centre 23.3 miles
- M4 (J36) 3.2 miles

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Summary of Accommodation

GROUND FLOOR

Entrance via a partly glazed composite door into the entrance hall offering tiled flooring and a carpeted staircase to the first floor landing. A 2-piece WC serves the ground floor.

The lounge is a generous sized reception room offering carpeted flooring, a uPVC window to the front and side elevation and ample space for free standing furniture.

The kitchen/dining room has been fitted with a range of 'Shaker-Style' wall and base units with complementary work surfaces. Integral appliances to remain include; oven and grill with 4-ring gas hob and extractor fan over. Further features include a stainless steel sink unit and a uPVC window to the rear elevation. Space and plumbing has been provided for white goods and for a free standing fridge freezer. A cupboard houses the combi boiler. The dining area offers uPVC French doors to the rear, space for free standing furniture and an under-stairs storage cupboard.

FIRST FLOOR

The first floor landing offers carpeted flooring, a loft hatch giving access to the partly boarded loft space with pull down ladder and a cupboard for storage.

Bedroom one is a spacious double bedroom offering carpeted flooring, a uPVC window to the front elevation and a sliding fitted wardrobe. Leading into a 3-piece en-suite shower room.

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

Bedroom three is a comfortable single bedroom offering carpeted flooring and a uPVC window to the front elevation.

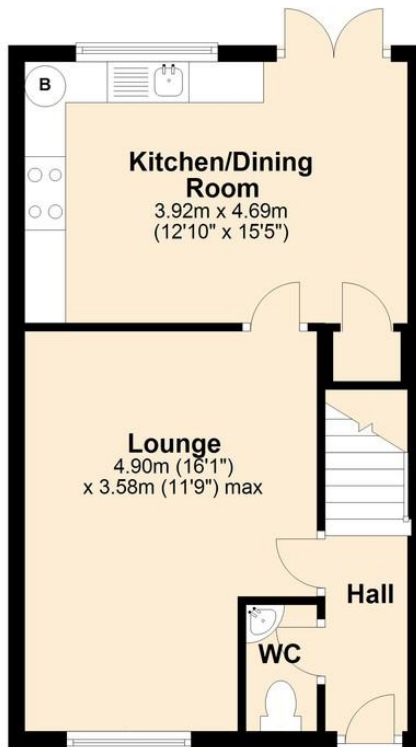
The bathroom has been fitted with a 3-piece suite comprising; panelled bath with shower over, wash hand basin and WC.

Further features include tiled flooring, and an obscured uPVC window to the rear elevation.



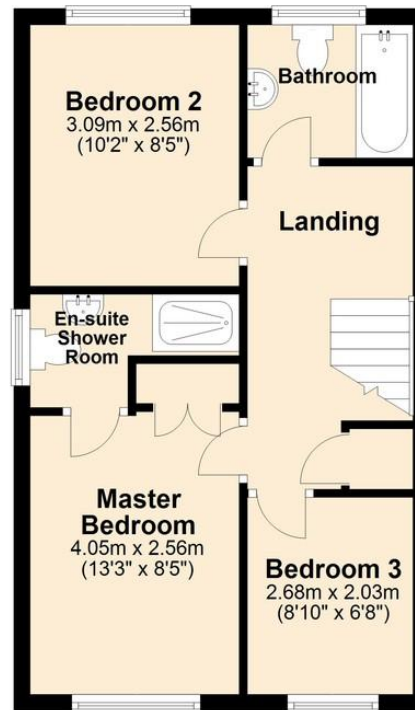
Ground Floor

Approx. 37.2 sq. metres (400.1 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.8 sq. feet)



Total area: approx. 75.9 sq. metres (816.9 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 & GROUNDS

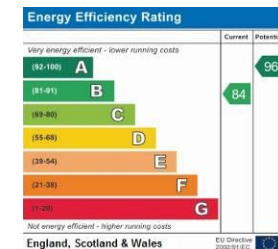
No 14 is accessed via a cul-de-sac onto a driveway with space for two vehicles.

To the front of the property lies a forecourt style garden with an AstroTurf section and slate chippings with a paved pathway leading to the front door.

To the rear of the property lies an enclosed garden with a patio area ideal for garden furniture and a lawned section with stone chipping borders and a garden shed.

SERVICES & TENURE

All mains services connected. Freehold.



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