



4 Dilwyn Gardens  
Bridgend, CF31 3NT



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£349,950 Freehold

**4 Bedrooms : 1 Bathroom : 1 Reception Room**

Watts & Morgan are pleased to present to the market this five bedroom semi-detached property located in a sought after street of Bridgend. Within walking distance to local amenities and reputable schools. Accommodation comprises; entrance hall, lounge, kitchen, WC & Utility room. First floor landing, four good sized bedrooms and a family bathroom. Second floor landing with double bedroom. Externally enjoying a gated private driveway and rear lawned garden. Offering no on-going chain. EPC Rating "E."

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- Bridgend Town Centre 0.8 miles
- Cardiff City Centre 21.3 miles
- M4 (J36) 2.9 miles

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## Summary of Accommodation

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### GROUND FLOOR

Entrance via a solid wood door with window above into the entrance hall offering tiled flooring and a carpeted staircase to the first floor landing.

The kitchen has been fitted with a range of wall and base units with vinyl work surfaces. Space and plumbing has been provided for a freestanding oven and for white goods. Further features include vinyl flooring, a uPVC window to the rear elevation, uPVC French doors provide access to the rear elevation and an under stairs storage cupboard. Ample space has been provided for freestanding furniture.

The utility room offers vinyl flooring with space and plumbing for further white goods.

The lounge is a generous sized reception room offering wood flooring, uPVC windows to the front elevation and an electric fireplace.

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### FIRST FLOOR

The first floor landing offers carpeted flooring, stained glass window to the side elevation and a spiral staircase to the second floor landing.

Bedroom one is a good sized double bedroom offering carpeted flooring and a uPVC window to the rear elevation. A door leads into an additional bedroom (bedroom two) for versatile use as a comfortable single bedroom or dressing room.

Bedroom three is a further double bedroom offering carpeted flooring, a uPVC window to the front elevation and single fitted wardrobes.

Bedroom four is another double bedroom offering laminate flooring and fitted wardrobes.

The bathroom has been fitted with a 3-piece suite comprising; panelled bath, wash-hand basin and WC. Further features include tiled flooring and a cupboard for storage.

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### SECOND FLOOR

The second floor landing offers carpeted flooring and a cupboard for storage.

Bedroom five is a double bedroom offering carpeted flooring and a velux type window to the rear elevation.

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### GARDENS AND GROUNDS

No.4 is accessed off the road onto a private driveway with space for several vehicles. To the rear of the property lies a predominantly laid to lawned garden with garden shed.

### SERVICES AND TENURE

All mains services connected. Freehold.

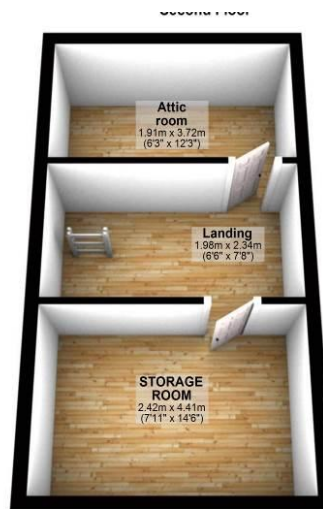




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors/windows/rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using Planitip.



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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