



49, St. Brides Road
Bridgend, CF32 9RA

Watts
& Morgan

49 St. Brides Road

Aberkenfig, Bridgend CF32 9RA

£160,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A lovely 3 bed mid terraced property ideally positioned in a popular location. Just a short walk from local shops, schools and amenities, the home also offers convenient access to Junction 36 of the M4 and Bridgend Town Centre.

The accommodation comprises: an entrance hallway, two reception rooms, kitchen, ground-floor bathroom with shower and access to the rear garden. To the first floor: three well-proportioned bedrooms. Externally, the property benefits from a fully enclosed, low-maintenance rear garden, as well as single detached garage to the rear. Offered with no onward chain.

Directions

* Bridgend town centre - 3.1 Miles * Cardiff City Centre - 21 Miles * J36 of the M4 - 1.9 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

Accessed via a PVC front door, the property opens into an entrance hallway with carpeted flooring and a carpeted staircase rising to the first floor, complete with a fitted stairlift.

The spacious front reception room benefits from a continuation of the carpeted flooring and is filled with natural light thanks to a front-facing bay window creating a bright and inviting living space.

The second reception room is another generously proportioned space, featuring carpeted flooring, a rear-facing window, built-in storage and a useful understairs cupboard.

Positioned to the rear of the property, the kitchen is fitted with a range of coordinating wall and base units complemented by contrasting work surfaces and fully tiled walls. Additional features include tiled flooring, a side-facing window and designated space for a washing machine or dishwasher. A PVC rear door, accessed just off from the kitchen, provides access to the rear garden.

The ground floor family bathroom is fitted with a three-piece suite comprising a large walk-in shower, wash hand basin and WC. Finished with fully tiled walls and flooring and benefits from a rear-facing window.

To the first floor, the landing provides access to three well-proportioned bedrooms and features a rear-facing window together with a useful built-in storage cupboard over the stairs.

The principal bedroom is a spacious front-facing double room with carpeted flooring and a large front-facing window.

Bedroom Two is another generous double room overlooking the rear, complete with carpeted flooring, a rear-facing window and built-in storage.

Bedroom Three is a well-sized front-facing bedroom, also benefiting from carpeted flooring and a front-facing window.

GARDEN AND GROUNDS

Approached just off St Brides Road, No. 49 boasts a low-maintenance garden, thoughtfully designed for both relaxation and entertaining, all enclosed by boundary walls. At the bottom of the garden is a convenient detached single garage with access to the rear lane, offering the potential to create off-road parking.

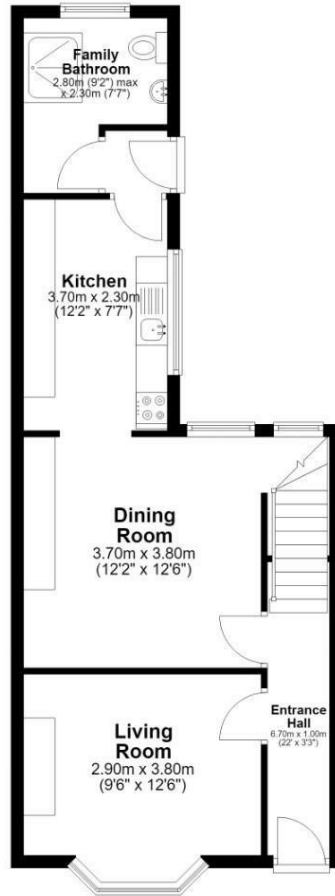
ADDITIONAL INFORMATION

Freehold. All mains connected. EPC Rating; 'D'. Council Tax is Band 'B'.



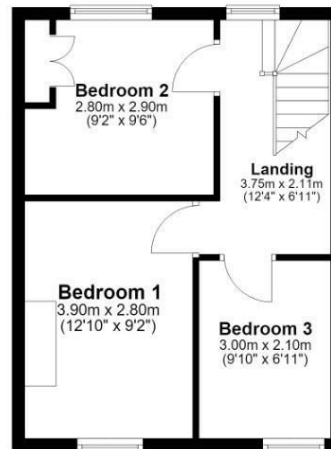
Ground Floor

Approx. 48.5 sq. metres (521.7 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.1 sq. feet)



Total area: approx. 81.9 sq. metres (881.8 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	75
England & Wales		EU Directive 2002/91/EC

