

3 Westward Place
Bridgend
Bridgend County.
CF31 4XA

195,000



- NO ONGOING CHAIN
- Traditional Two Bedroom Semi-Detached Bungalow
- Driveway & Garage
- Fitted Kitchen & Shower Room
- Gardens to Front & Rear
- VIEWING HIGHLY RECOMMENDED



Ref: PRA11880

Viewing Instructions: Strictly By Appointment Only

General Description

Well-presented traditional two-bedroom semi-detached Bungalow with driveway & garage, gardens to front & rear. The property benefits from fitted kitchen & shower room, gas central heating & uPVC double glazing. All carpets, blinds and light fittings are to remain. The property is conveniently located for Bridgend Town Centre with all its facilities and amenities, including the main line train station, easy access to the M4 Motorway.

The property comprises: - Entrance; Hallway; Kitchen; Lounge; Master Bedroom and One further bedroom; Shower Room. OUTSIDE: - Gardens to front & rear with driveway to side leading to garage.

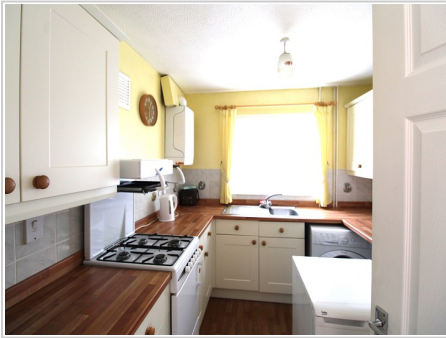
Accommodation

Entrance

via a uPVC half glazed side door with a stained-glass panel leading into: -

Hallway

L-shaped hallway with fitted carpet, one radiator, textured ceiling, loft access, white panel door with chrome fittings leading into an airing cupboard which houses the hot water tank and ample storage.



Kitchen (10' 1" x 9' 0") or (3.08m x 2.74m)

Range of base and wall units in cream, complimentary worktop, stainless steel sink unit with chrome mixer taps, space for cooker, plumbed for automatic washing machine, space for fridge/freezer, splashback tiling, uPVC window to the front, artex ceiling, wall mounted Baxi boiler, vinyl flooring, one radiator.



Lounge (17' 3" x 10' 9") or (5.25m x 3.27m)

uPVC window to the front, fitted carpet, coved and artex ceiling, two recesses either side of the fire breast wall, feature oak fire surround with marble hearth and inset with a chrome living flame gas fire, one radiator.



Master Bedroom (13' 1" x 9' 3") or (4.00m x 2.81m)

uPVC window to the rear, fitted carpet, one radiator, artex ceiling, one wall fitted with fitted wardrobes.



Bedroom 2 (10' 0" x 9' 11") or (3.05m x 3.01m)

Fitted carpet, one radiator, artex ceiling, fully glazed uPVC door to the rear, uPVC panel and window to the rear leading out into the garden, white panel door with chrome fittings leading into: -



Refurbished Shower Room

Three-piece suite in white with chrome fittings, double shower cubicle with chrome power shower, high gloss panelling all around the bathroom, ceramic tiling to the floor, chrome heated towel rail, uPVC obscure glazed window to the side, high gloss ceiling.

Outside



Front

Double wrought iron gates leading up onto the driveway with ample parking. At the front there is a garden laid to lawn with mature plants, shrubs, and edging.

Side

Leading up to the garage with an up and over door.



Rear

Enclosed rear garden, half glazed door leading into the garage with power. At the rear there is a patio area, two gardens laid to lawn, wooden shed (to remain).

Services

Mains electricity, mains water, mains gas, mains drainage

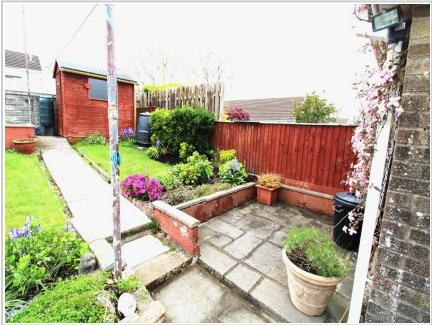
EPC Rating:69

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified



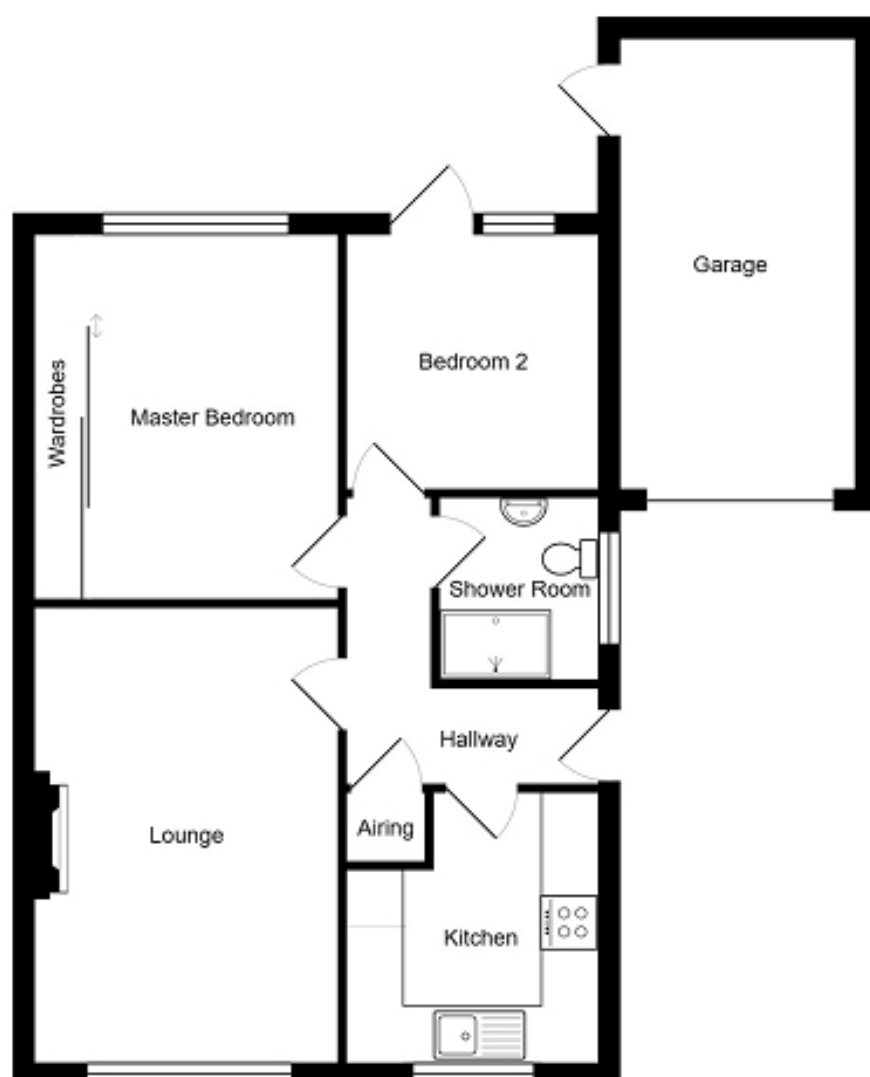


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