



4 Priory Close
Bridgend, CF31 3LW



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£250,000 Leasehold

3 Bedrooms : 1 Bathroom : 2 Reception Rooms

Watts & Morgan are pleased to present to the market this three bedroom semi-detached property situated in the sought after location of Priory Close. Within walking distance of Bridgend Town Centre, Newbridge Fields and Brynteg Comprehensive school. The accommodation comprises; Entrance Hallway, Lounge, Sitting room, Kitchen/Dining room, Utility room & ground floor WC. First floor Landing, two double bedrooms, a single bedroom, a loft room and a family bathroom. Externally the property provides a private driveway with single garage and rear landscaped garden. EPC Rating "D."

- Bridgend Town Centre 1.0 miles
- Cardiff City Centre 20.6 miles
- M4 (J36) 3.5 miles

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Summary of Accommodation

GROUND FLOOR

Entrance via a partly glazed composite door into the welcoming entrance Hallway offering tiled flooring and a carpeted staircase to the first floor. Landing with an under-stairs storage cupboard space. A 2-piece WC serves the ground floor.

The Lounge is a good sized reception room offering a bay fronted window, carpeted flooring and space for freestanding furniture. The Sitting Room offers oak flooring, a dual fuel fire/log burner which opens into the Kitchen which has been fitted with a range of beech wall and base units with laminate work surfaces and an extended breakfast bar. Integral appliances to remain include; double oven and grill and a 4-ring electric hob with extractor fan over. Further benefiting from tiled flooring, a stainless-steel sink unit, uPVC windows to the rear elevation, recessed spotlights and ample space for Dining room furniture. An opening leads into the Utility room which offers space for a freestanding fridge freezer and white goods with additional base units for storage and tiled splashback.

FIRST FLOOR

The Landing offers carpeted flooring, a uPVC stained glass window to the side elevation and a loft hatch providing access to the loft room which enjoys velux windows, carpeted flooring, power supply and a radiator.

Bedroom One is a good sized double bedroom offering carpeted flooring, fitted double wardrobe space and a bay fronted window.

Bedroom Two is a further double bedroom offering carpeted flooring, double fitted wardrobe space and a uPVC window to the rear elevation.

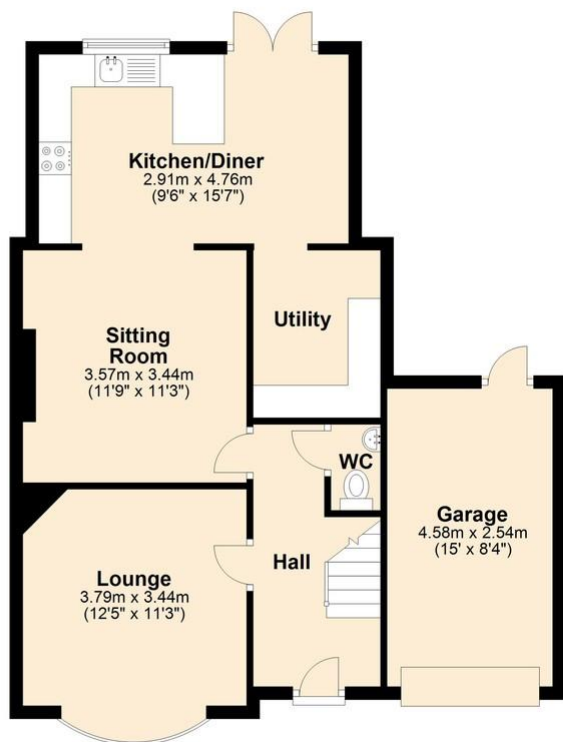
Bedroom Three is a comfortable single bedroom offering carpeted flooring and a uPVC window to the front elevation.

The Bathroom has been fitted with a 4-piece contemporary suite comprising; panelled bath with telephone mixer tap, wash-hand basin set within a vanity unit, a corner shower with rainfall shower over and WC. Further benefiting from fully tiled walls, tiled flooring, recessed spotlights and a traditional Victorian radiator.



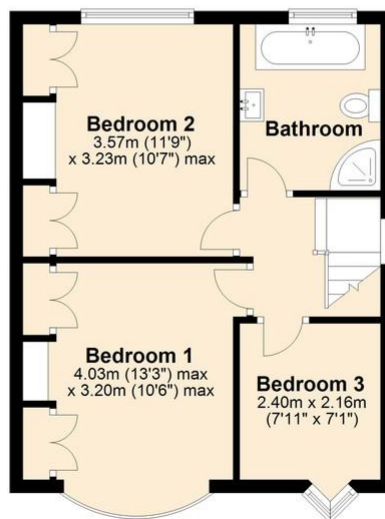
Ground Floor

Approx. 64.6 sq. metres (694.9 sq. feet)

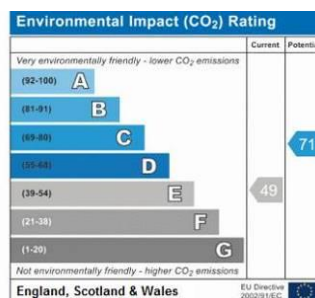
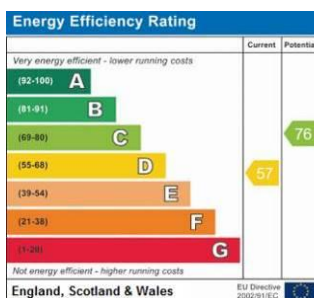


First Floor

Approx. 38.5 sq. metres (414.8 sq. feet)



Total area: approx. 103.1 sq. metres (1109.7 sq. feet)



GARDENS AND GROUNDS

No.4 is accessed via a quiet cul-de-sac onto a private driveway leading into a single garage with an electric up and over door which houses the combi boiler. To the rear of the property lies a landscaped garden with a sandstone patio area ideal for dining and entertaining with an astro-turf area enclosed by feather edged fencing.

TENURE

All mains services connected. Leasehold: 999 years from 1st January 1938.



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.

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