40 Wyndham Crescent

Bridgend, CF31 3DN

WATTS & MORGAN 160 YEARS

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Bridgend, CF31 3DN

£155,950 Freehold

2 Bedrooms : 1 Bathrooms : 1 Reception Room : 1 Kitchen

A semi-detached bungalow in a sought after location offering vast potential & situated within a sizable plot. The property is located within close proximity to local amenities, reputable schools, road & rail links. The Accommodation comprises: Entrance Hall, Lounge, Kitchen/Diner, 2 double bedrooms & a Shower room. Outside: Tarmacked private driveway with detached single garage. Front tiered garden, sizable rear garden laid to lawn with patio. No ongoing chain.

EPC Rating;'F'.

Location

• Bridgend Town Centre	1.3 miles
• Cardiff City Centre	20.0 miles
• M4 (J35)	4.0 miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

The property is accessed through a uPVC partially glazed door into a generously sized entrance hallway. The hallway benefits from carpeted flooring and provides the opportunity to create a staircase to a dormer loft conversion subject to planning permission.

The Lounge features a uPVC window to the front elevation and has been fitted with a gas fireplace and carpeted flooring.

The extended kitchen has been comprehensively fitted with a range of base units with roll top laminate work surfaces. Plumbing is available for a washing machine and space for a freestanding gas or electric oven. The kitchen houses the 'Vaillant' combination boiler and features uPVC windows and a door to the rear and side elevations. It has been fitted with carpeted flooring, a disconnected gas fireplace and built-in storage cupboards adjacent.

Bedroom one is a double bedroom featuring a uPVC window to the front elevation and carpeted flooring

Bedroom two is a further double bedroom featuring a uPVC window to the rear elevation and carpeted flooring. It further benefits from built-in bedroom furniture.

The Shower room has been fitted with a three piece white suite comprising low level WC, pedestal sink and large walk-in electric shower cubicle with built-in wall mounted seat and safety rail. It has a uPVC window to rear elevation and carpeted flooring.

GARDENS AND GROUNDS

Number 40 Wyndham Crescent is approached off the road onto a sizable private tarmacked driveway offering parking for several vehicles.

It has a detached single garage with manual up and over door.

To the front of the property is a spacious tiered garden housing a variety of mature shrubs, trees and plants with raised flower beds.

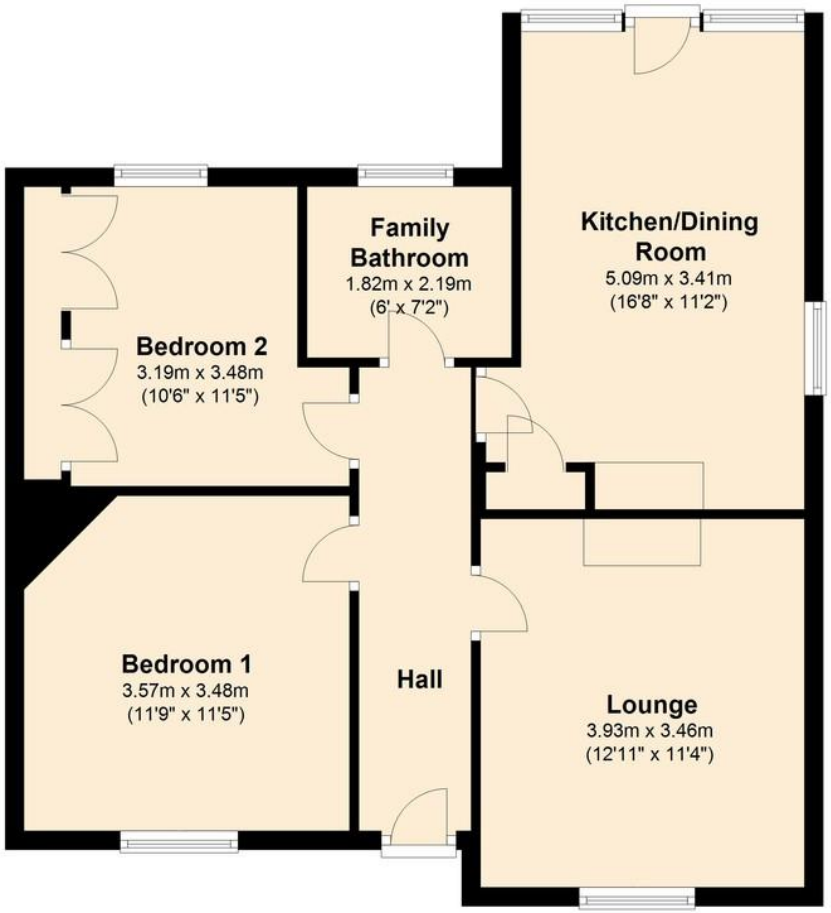
To the rear of the property is a sizable garden predominantly laid to lawn with a spacious patio. The garden benefits from a southerly aspect and offers ample opportunity to extend the property.

Timber built garden shed to remain. The garden is enclosed by surrounded high rise timber fencing, stone walls and mature hedgerow

SERVICES & TENURE

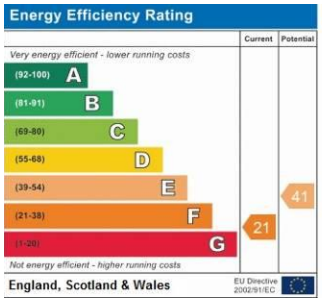
All mains connected. Freehold.

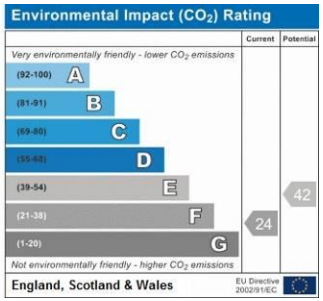
Ground Floor



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.





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