



11 Moorlands Road
Bridgend, CF31 3DR

WATTS & MORGAN 160 YEARS

11 Moorlands Road Bridgend, CF31 3DR

£174,950 Freehold

3 Bedrooms : 1 Bathrooms : 2 Reception Rooms

Watts & Morgan are pleased to offer a rare opportunity to acquire a well proportioned semi-detached property being sold with no ongoing chain. In need of modernisation and located on the popular south side of Bridgend. The accommodation comprises; Entrance Hall, Lounge, Dining room, Kitchen, ground floor WC. First floor Landing, three well proportioned bedrooms, family Bathroom and separate WC. Externally the property benefits from a substantial private driveway, single garage, rear lawned and paved garden. EPC Rating "E."

- Bridgend Town Centre 0.8 miles
 - Cardiff City Centre 20.4 miles
 - M4 (J36) 3.3 miles
-

Your local office: Bridgend

T 01656 644288

E bridgend@wattsandmorgan.wales





Summary of Accommodation

GROUND FLOOR

Accessed via a partially glazed hardwood door with side panels adjacent and above into the entrance Hallway. The hall features a carpeted half-turn staircase to first floor Landing, an under stairs storage cupboard with window to the side elevation and additional low level storage cupboard housing the consumer unit and meters. The Lounge is a spacious reception room with a central gas fireplace, carpeted flooring and a bay fronted window.

The Dining Room enjoys carpeted flooring, a window to the rear elevation, a central gas fireplace and a 'Baxi' back boiler behind chimney breast.

The Kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Appliances to remain include; 'Logi' gas double oven with 4-ring hob. Further features include vinyl flooring and windows to the side and rear elevations.

Doors lead into rear a Porchway with vinyl flooring and a hardwood partially glazed door providing access to the side of the property.

The ground Floor WC has been fitted with a low level WC, vinyl flooring and window to the rear elevation.

FIRST FLOOR

The Landing benefits from carpeted flooring and a window to the side elevation.

The Master Bedroom is a generous sized double bedroom with a bay fronted window, carpeted flooring and built-in bedroom furniture.

Bedroom Two is a further double bedroom with window to the rear elevation, carpeted flooring and ample space for free standing furniture.

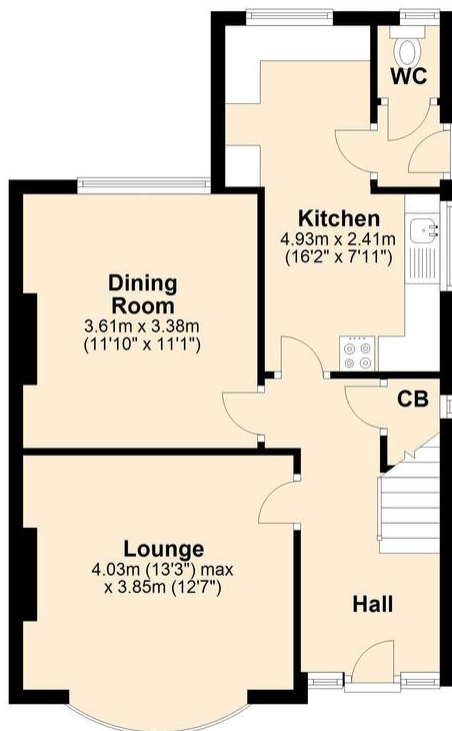
Bedroom Three is a comfortable single bedroom with a window to the front elevation, carpeted flooring and access to loft hatch.

The fully tiled family Bathroom has been fitted with 2-piece suite comprising; panelled bath and a pedestal sink. Further benefiting from carpeted flooring and a window to the rear elevation. A built-in cupboard with shelving houses the hot water cylinder.

A separate WC benefits from low level WC, carpeted flooring and a window to the side elevation.

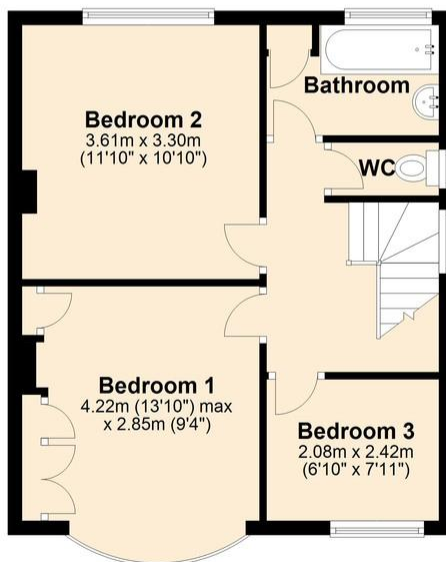
Ground Floor

Approx. 48.6 sq. metres (522.8 sq. feet)

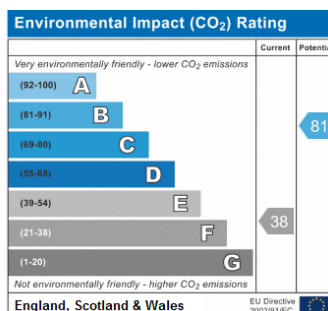
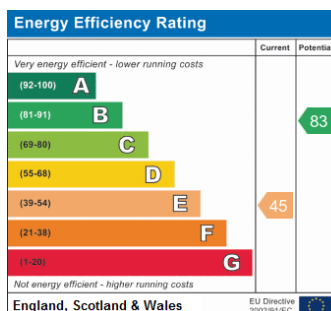


First Floor

Approx. 42.1 sq. metres (452.9 sq. feet)



Total area: approx. 90.6 sq. metres (975.7 sq. feet)



GARDENS AND GROUNDS

No.11 is accessed off the road onto a substantial private concrete driveway leading to a detached single garage with manual up and over door.

To the front of the property is a lawned garden with flower borders. Accessed via the driveway is the rear garden which is predominantly laid to lawn with patio areas and raised flower borders. The garden benefits from a sizeable garden housing a variety of mature shrubs, trees and plants and a greenhouse.

SERVICES AND TENURE

All mains services connected. Free hold.



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.

Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

