



WATTS & MORGAN
FOR SALE
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8 St Nicholas Road
Wildmill
CF31 1RT

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Wildmill, Bridgend, CF31 1RT

£149,950 - Freehold

- A Semi-Detached dormer bungalow set within Wildmill.
- No onward chain.
- Conveniently positioned for access to Bridgend town.
- Entrance Hall, Lounge, Dining Room, Kitchen, Ground Floor Bedroom and Bathroom.
- First Floor Landing And Two Further Double Bedrooms.
- Low Maintenance Front & Rear Gardens, Off-Road Parking And a Single Garage.
- Energy Rating: E.

Bridgend Town Centre – 1.5 miles

M4 (J36) – 1.8 miles

Cardiff City Centre – 21.7 miles

Swansea City Centre – 23.0 miles

(All distances are approximate)



The Property

Enter through an obscure double glazed uPVC door with matching side panel into the entrance hall which benefits from laminated flooring and a carpeted staircase leading to the first floor landing with an understairs storage cupboard. Located to the front of the property, the lounge benefits from a central feature 'Baxi Bermuda VP' back boiler with surround, carpeted flooring and a double glazed uPVC window to the front elevation. The dining room is located to the rear of the property which offers carpeted flooring and an uPVC French doors leading out to the rear garden. The kitchen has been fitted with a range of base and wall units with roll top laminate work surface and inset single drainer sink. Integrated appliances to remain include a 'Valor Classic 2' gas cooker with a four ring gas hob. Space and plumbing has been provided for free standing appliances. The Kitchen further benefits from tiled splashbacks, tiled flooring, central ceiling light point, central heating radiator, a double glazed uPVC window to the front elevation and a double glazed uPVC window to the side elevation.

Located of the ground floor, bedroom three offers carpeted flooring, central heating radiator and a double glazed uPVC window to the rear elevation. The bathroom is fitted with a three piece suite comprising; a panelled bath with a 'Mira Sport' electric shower over, a pedestal hand wash basin and a WC. The bathroom further benefits from fully tiled walls, vinyl flooring, recessed storage cupboard and an obscure double glazed uPVC window to the side elevation.

The first floor landing is accessed via a carpeted staircase from the entrance hall and benefits from a continuation of the carpeted flooring and an airing cupboard. Bedroom one is a spacious double bedroom which offers carpeted flooring, central heating radiator and a double glazed uPVC dormer window to the rear elevation. Bedroom two is a further generous double bedroom offering carpeted flooring, central heating radiator, recessed storage into eaves and a double glazed uPVC dormer window to the rear elevation.

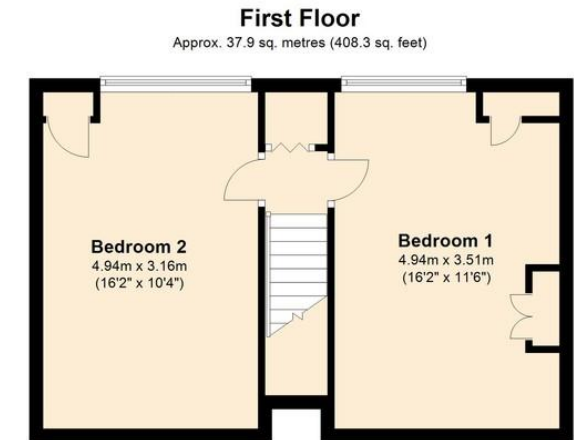
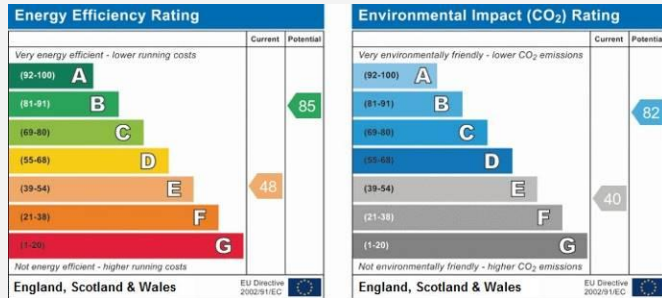
To the front of the property is a low maintenance garden predominantly paved with a variety of mature borders. To the side of the property is a driveway providing off road parking for several vehicles and leads to the detached garage. To the rear of the property is a further low maintenance garden which has been predominantly laid to lawn with a chippings area providing ample space for outdoor entertaining and dining. Borders which have been planted with a variety of mature shrubbery. A garden storage shed is to remain.

SERVICES: All mains services are connected.

TENURE: Freehold



Floorplan & EPC



Total area: approx. 98.7 sq. metres (1061.9 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



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Although these particulars, together with photographs and floor plans are intended to give a fair description of the property, they do not form any part of a contract. The vendors, their agents, Watts and Morgan and persons in their employ do not give a warranty whatever in relation to this property. All measurements are approximate. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Watts and Morgan.

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