



Wildwood

Wild Wood, Heol Gam
Bridgend, CF31 3EU

Watts
& Morgan



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£425,000 Freehold

4 Bedrooms | 3 Bathrooms | 3 Reception Rooms

We are delighted to offer to the market a rare opportunity to acquire this superb self-build detached four bedroom property situated in a sought after area on the south side of Bridgend. Conveniently located to Brynteg School and within walking distance of Bridgend Town Centre and Newbridge Fields. This spacious accommodation is being sold with no ongoing chain. Accommodation comprises of; entrance hallway, lounge, sitting room, kitchen/dining room, conservatory, utility and shower room. First floor main double bedroom with en-suite shower room, three further good size double bedrooms and a family bathroom. Externally the property benefits from a private tarmac driveway to the front with off-road parking for multiple vehicles, detached garage and a well maintained rear garden. EPC Rating "C". Chain Free.

Directions

* Bridgend Town Centre - 1.4 Miles * Cardiff City Centre - 19.5 Miles * J36 of the M4 - 3.0 Miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Accessed via a uPVC door under a covered porch area leading into a spacious hallway with carpeted flooring and staircase leads to the first floor.

The downstairs shower room/cloakroom has been fitted with a 3-piece suite comprising of a separate shower cubicle, WC and wash-hand basin. Also houses the gas boiler, carpeted flooring and window to the front.

To the front of the property is the sitting room which is a great sized reception room with carpeted flooring, angled bay window to the front and a central feature gas fireplace with a marble hearth and surround.

The utility is accessed off the hallway offering tiled flooring, built-in wall and base units and work surface over with a stainless steel sink and a partly glazed door leads out onto the side of the property.

Double doors off the hallway open into the main living room which is a superb sized family room offering carpeted flooring, French doors opening out to the rear garden and double doors leading into the kitchen/dining room. There is a central feature gas fireplace with hearth and surround.

The kitchen/dining room has been fitted with a range of coordinating wall and base units with solid granite work surfaces over with ceramic tiled flooring, windows to the side and double doors leading into a conservatory area. There is ample space for a freestanding dining table. Integral appliances to remain include freestanding oven, grill and 6-ring hob, dishwasher, fridge and there is space provided for further appliances. The conservatory is a great addition offering further living space with windows overlooking the rear garden.

FIRST FLOOR

The first floor landing offers an obscured window to the side, carpeted flooring, large built-in airing cupboard and access to the loft hatch with pull-down ladder attached.

Bedroom one to the rear of the property is a generous bedroom with carpeted flooring, windows overlooking the rear and leads into an ensuite shower room. The ensuite has been fitted with a 3-piece suite comprising of a double walk-in shower enclosure, WC and wash-hand basin. Partly tiled walls and window to the side.

Three further generous size double bedrooms to the first floor all with carpeted flooring.

The family bathroom has been fitted with a 4-piece suite comprising of a corner bath, WC, pedestal wash-hand basin and bidet. Fitted carpet and windows to the rear.

GARDENS AND GROUNDS

Approached off Heol Gam, Wild Wood is set in a desirable corner plot accessed through double gates into a spacious private driveway with off-road parking for multiple vehicles. To the front is a larger than average garage with power supply. To the rear is a well maintained enclosed garden predominantly laid to lawn with a patio area ideal for outdoor furniture. Benefiting from a private aspect with no onlooking properties.

SERVICES AND TENURE

All mains services connected. Freehold. EPC Rating "C". Council Tax "G"

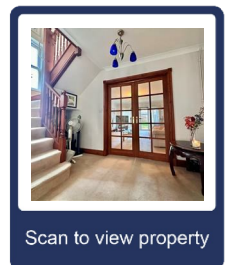




Total area: approx. 194.3 sq. metres (2091.3 sq. feet)
All measurements are approximate and for display purposes only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	82
England & Wales	EU Directive 2002/91/EC	



Scan to view property

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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