



The Elms, 57, West Road
Bridgend, CF31 4HQ

Watts
& Morgan



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£359,950 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

Offering to the market a rare opportunity to purchase this property built in the early 1900s. This property has been extended over time with a generous south facing garden and spacious detached garage with potential for conversion. Situated in a sought after location on West Road, Bridgend. Within walking distance of local amenities, shops, schools, Bridgend Town Centre and Newbridge Fields. Great commuter access via Junction 36 of the M4. Accommodation comprises; porch, entrance hallway, lounge, sitting room, kitchen/dining room, shower room, WC and utility. First floor; 3 double bedrooms, 1 single bedroom, bathroom and WC. Externally enjoying a private driveway to the front, enclosed front patio, a generous south facing landscaped garden and a detached large garage with services connected and accessed off St Leonard's Road. Being sold with no ongoing chain. EPC Rating; 'D'.

Directions

* Bridgend Town Centre - 1.0 Mile * Cardiff City Centre - 22.0 Miles * J36 of the M4 - 3.0 Miles

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Summary of Accommodation

ABOUT THE PROPERTY

Access via a solid wooden door into an entrance porchway with tiled flooring and windows overlooking the front and side. A door leads into the internal hallway with original wood block flooring, panelled walls and staircase rising to the first floor.

To the rear of the property is the generous sized living room. A spacious reception room with continuation of wood block flooring, fully glazed sliding doors opening out onto a rear patio area looking over the rear garden and fully glazed sliding doors leading into the sitting room.

The sitting room is a further spacious reception room with wood block flooring, a wall-mounted electric fireplace and fully glazed doors opening out onto a rear patio.

The kitchen/dining room offers wood block flooring, ample space for a dining table and built-in storage. The kitchen has been fitted with a range of coordinating traditional wall and base units and complementary work surfaces over. One cupboard houses the 3-year old gas combination boiler. Integral appliances include; oven, grill and fridge. Also benefits from a stainless steel sink and windows to the front and side overlooking the front patio. A door leads into the second hallway with tiled flooring, built-in storage and a partly glazed door out to the front patio.

The utility area has been fitted with built-in storage. Space and plumbing is provided for freestanding appliances with windows overlooking the front.

The ground floor shower room is fitted with a shower cubicle, tiled floors and walls and a window to the front. The separate WC has been fitted with a 3-piece suite comprising of a WC, wash hand basin and bidet with a window over-looking the front.

The first floor landing offers carpeted flooring and access to the loft hatch.

Bedroom one, located to the rear of the property, is a generous sized double bedroom with carpeted flooring, built-in storage and a fully glazed door opening out onto the flat roof with potential for a balcony offering views over Bridgend.

Bedroom two is a further good sized double bedroom with carpeted flooring, built-in storage and a fully glazed door out onto the flat roof.

Bedroom three is a further double bedroom with carpeted flooring, built-in wardrobes, storage and dressing table and windows to the front.

Bedroom four is a comfortable single bedroom with carpeted flooring and windows to the front.

The bathroom has been fitted with a 2-piece suite comprising of a panelled bath and wash hand basin with tiled floor, tiled walls and windows to the front. Separate WC.

GARDENS AND GROUNDS

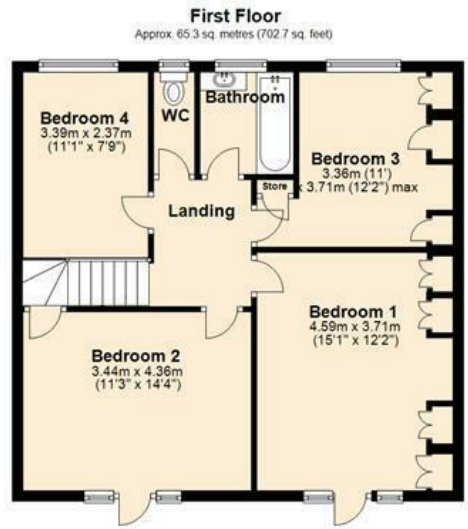
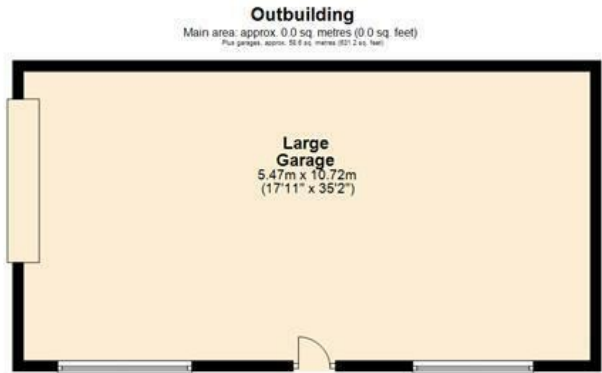
Approached off West Road, no.57 offers a private driveway to the front with off-road parking for multiple vehicles, a cast iron gate leads into a front enclosed patio section whilst a further gate leads around to the rear garden.

To the rear is a superb sized south-facing garden with a raised patio area ideal for outdoor furniture. The remainder is laid to lawn stretching down to a section with raised borders and a greenhouse. To the bottom of the garden is a large detached garage with power and water supply, pedestrian access off the garden and a side gate leading around to the front of the garage. The garage is accessed off St Leonard's Road with an electric roller shutter door and space for 4 vehicles with potential to develop.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'D'. Council Tax is Band "E"

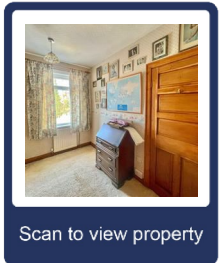




Main area: **Approx. 175.5 sq. metres (1889.1 sq. feet)**
Plus garages: approx. 56.6 sq. metres (607.2 sq. feet)

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		
	64	79
England & Wales	EU Directive 2002/91/EC	



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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