



58, Trem-Y-Dyffryn
Bridgend, CF31 5AP

Watts
& Morgan



58, Trem-Y-Dyffryn

Bridgend CF31 5AP

£300,000 Freehold

4 Bedrooms | 3 Bathrooms | 3 Reception Rooms

New to the market a well proportioned four bedroom detached property in need of some modernisation. Being sold with no onward chain. Situated in a popular street in the Broadlands development within walking distance of local shops, schools, public houses and offering great access to Bridgend town centre and Junction 36 of the M4. Accommodation comprises of entrance hall, lounge, dining room, study, kitchen, utility and WC. First floor landing, main bedroom with built-in wardrobes and ensuite shower room, second bedroom with built-in wardrobes and ensuite shower room, two further good size bedrooms and a family bathroom. Externally enjoying a private driveway, double tandem garage and an enclosed rear garden. Chain Free. EPC Rating "C"

Directions

* Bridgend Town Centre - 1.8 Miles * Cardiff City Centre - 24.5 Miles * J36 of the M4 - 4.0 Miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Entered via uPVC door into the hallway with laminate flooring, all doors lead off and staircase to the first floor.

The kitchen has been fitted with a range of coordinating wall and base units and complementary work surfaces over with tiled splashbacks, tiled flooring, window to the front and an arch leads into the utility area. Appliances to remain include 4-ring gas hob, oven, grill and extractor fan, dishwasher. Space and plumbing is provided for further appliances.

The utility offers work surfaces, sink and the gas boiler. There is a partly glazed door leading out to the side and the utility leads into the downstairs cloakroom. The cloakroom has been fitted with a 2-piece suite comprising of a WC and wash-hand basin.

To the front of the property is the third reception room/study a versatile room with laminate flooring and windows to the front.

The main living room is a great size reception room with carpeted flooring, central feature fireplace and sliding doors out to the rear garden. Double doors open out into the dining room with carpeted flooring and windows to the rear.

FIRST FLOOR

The first floor landing offers carpeted flooring, access to the loft hatch and built-in airing cupboard.

Bedroom one, to the front of the property offers built-in wardrobes, carpeted flooring and windows to the front. Leading into an ensuite shower room fitted with a shower enclosure, WC and wash-hand basin.

The second bedroom benefits from built-in wardrobes, carpeted flooring, windows to the rear and a second ensuite. The ensuite has been fitted with a 3-piece suite comprising of a shower enclosure, WC and wash-hand basin.

Bedroom three is a third double bedroom with built-in wardrobes, carpeted flooring and windows to the rear.

The fourth bedroom is a comfortable single bedroom with carpeted flooring and windows to the front.

The bathroom has been fitted with a 3-piece suite comprising of a panelled bath, WC and wash-hand basin with tiled flooring and window to the side.

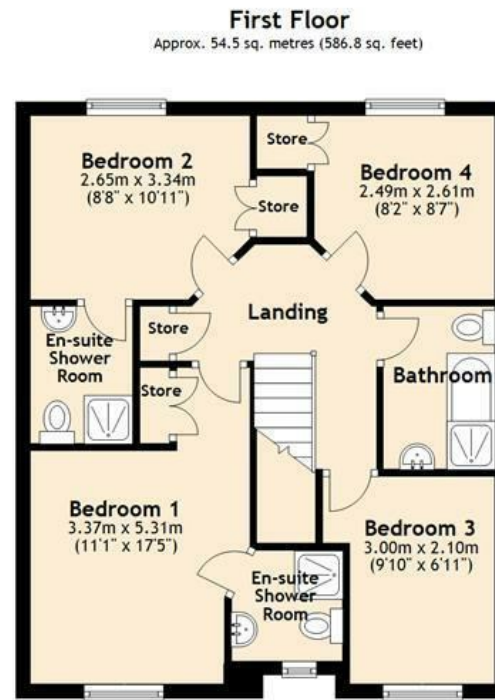
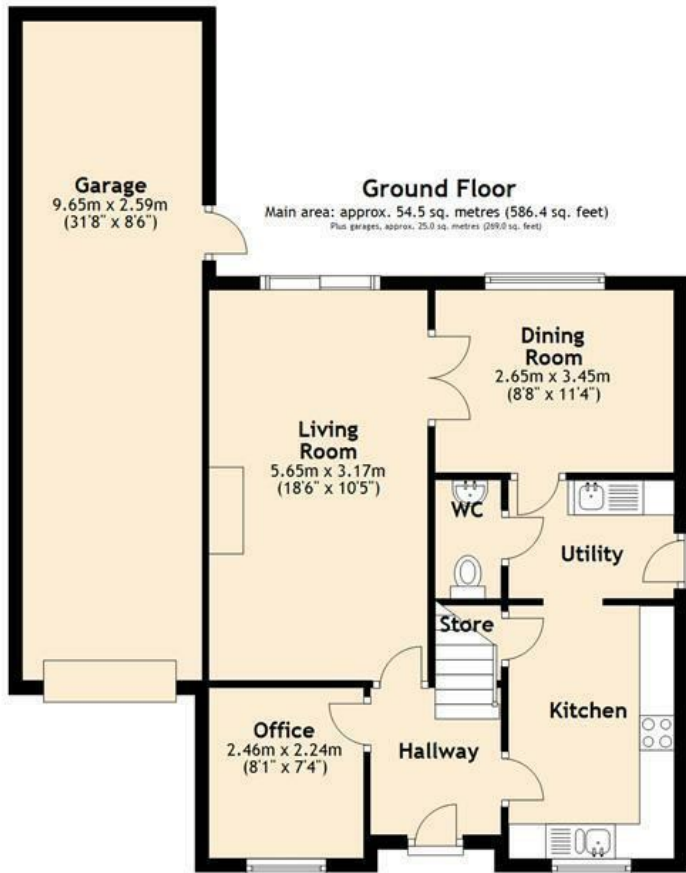
GARDENS AND GROUNDS

Approached off Trem Y Dyffryn No.58 benefits from a double driveway to the side with off-road parking for two vehicles leading to the double garage with power supply and vaulted ceiling with space for storage. To the rear of the property is a fully enclosed rear garden with access around to the side and a pedestrian access into the garage.

SERVICES AND TENURE

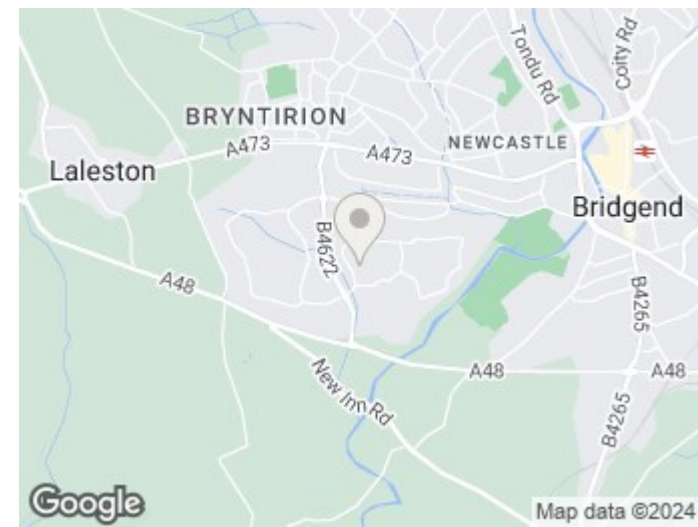
Freehold. All mains services connected. EPC Rating "C". Council Tax Band "E"





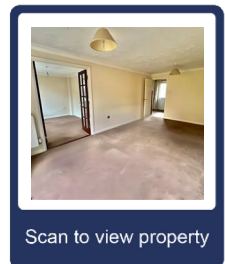
Main area: Approx. 109.0 sq. metres (1173.2 sq. feet)
Plus garages, approx. 25.0 sq. metres (269.0 sq. feet)

All measurements are approximate, and for display purposes only.
Plan produced using PlanUp.



Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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