



Linden Lea, Heol Eglwys
Bridgend, CF31 4LY

Watts
& Morgan



Linden Lea, Heol Eglwys

Pen-Y-Fai, Bridgend CF31 4LY

£275,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

New to the market a rare opportunity to purchase this spacious property for the first time occupying a generous plot with huge potential. The property is in need of refurbishment. Situated in the sought after village of Pen Y Fai. Built 70 years ago the property is within walking distance of local village amenities and offering great access via Junction 36 of the M4 and also Bridgend town centre. Being sold with no onward chain. The property comprises entrance hall, lounge, sitting room, kitchen/utility and WC/cloakroom. First floor landing, two good size double bedrooms, one single bedroom and family bathroom. Externally the property benefits from a generous plot with a private driveway, single garage and front and rear lawned grounds. Chain Free. EPC Rating "F".

Directions

* Bridgend Town Centre - 2.0 Miles * Cardiff - 22.0 Miles *
J36 of the M4 -1.9 Miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Accessed through the front door leading into the entrance hallway with original parquet wood block flooring and a carpeted staircase leading to the first floor. The downstairs cloakroom is fitted with a 2-piece suite comprising of a WC and a wash-hand basin.

The sitting room is a great size second reception room with continuation of the parquet flooring and windows to both front and rear aspects. There is a central feature tiled fireplace.

The lounge is a spacious welcoming reception room with windows overlooking the front, parquet flooring and a central tiled fireplace.

The kitchen has been fitted with a range of coordinating wall and base units and complementary work surfaces over with tiled splash backs, tiled flooring and a window to the rear. There is space for a freestanding oven and there is a stainless steel sink with drainer. The kitchen leads into a utility area with space and plumbing for appliances. There is a wooden door, containing a single glazed window, providing access out.

FIRST FLOOR

First floor landing with all doors leading off.

Bedroom one is a great sized main bedroom with exposed wood flooring and windows to the rear.

Bedroom two is a second double bedroom with exposed wood flooring and dual aspect windows to the front and rear. Bedroom three is a single bedroom with built-in storage and windows to the front. The bathroom has been fitted with a 3-piece suite comprising of a bath with freehand overhead shower, WC and pedestal wash-hand basin. There is tiled flooring, partly tiled walls and a window to the rear. The bathroom has a built-in airing cupboard housing the 4 year old gas boiler.

GARDENS AND GROUNDS

Approached off Heol Eglwys Linden Lea is set back off the road nestled behind tall trees and hedges, gates open into private driveway with off-road parking for two vehicles leading to the garage / workshop with power supply. There is a side door providing pedestrian access into the garage. To the front of the property is an enclosed garden with a range of tall woodland, mature shrubs and flowers and a pathway leads around to the rear garden. To the rear is a generous enclosed garden with a lower patio area with steps leading up to a further section. The property sits on a generous plot with huge potential. The rear garden is predominantly laid with lawn with a range of mature shrubs, woodland and tall trees benefiting from a private aspect.

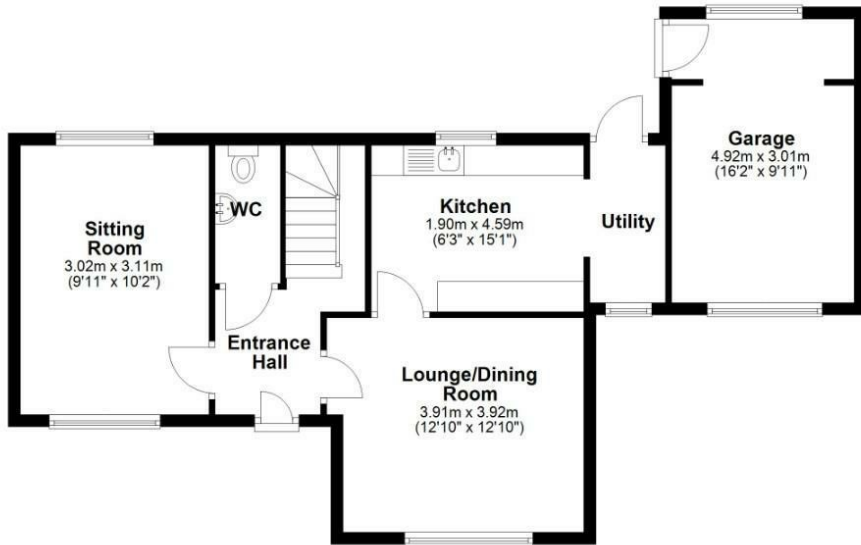
SERVICES AND TENURE

Freehold. 6 Year old 'Worcester' gas boiler with heat source pump outside the rear of the property.

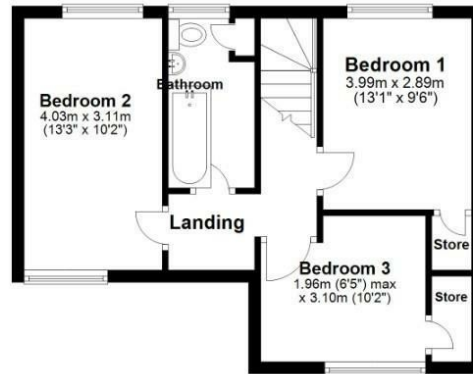
All mains services connected. EPC Rating "F". Council Tax band "E".



Ground Floor
Approx. 59.6 sq. metres (641.9 sq. feet)



First Floor
Approx. 35.6 sq. metres (382.8 sq. feet)

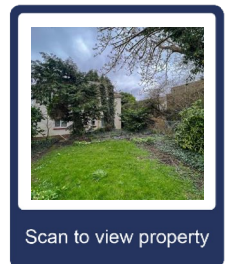


Total area: approx. 95.2 sq. metres (1024.7 sq. feet)

Plan produced by Watts & Morgan LLP.
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			
		31	54
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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