



83, Hendre Road
Bridgend, CF35 6TD

Watts
& Morgan

83 Hendre Road

Pencoed, Bridgend CF35 6TD

£149,950 Freehold

2 Bedrooms | 1 Bathrooms | 2 Reception Rooms

New to the market a spacious 2 double bedroom terraced property. Being sold with no onward chain this property is situated in the popular village of Pencoed, within walking distance of Pencoed train station, local shops, amenities and schools. Just a short drive from J35 of the M4 motorway. Accommodation comprises of; entrance hall, lounge, dining room, kitchen and utility. First floor two double bedrooms and a family bathroom. Externally there is on road parking to the front and a generous rear garden. EPC Rating "D". Chain free.

Directions

* Bridgend Town Centre -4.5 Miles * J35 of the M4 - 1.8 Miles * Cardiff City Centre - 18.4 Miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Entered via a uPVC front door into the entrance hallway with carpeted flooring and staircase to the first floor.

To the front of the property is the living room, this is a spacious light reception room with carpeted flooring and large windows overlooking the front with views of greenery to the front.

The dining room is a great size second reception room with carpeted flooring and window to the rear.

The kitchen has been fitted with a range of coordinating wall and base units and complementary work surfaces over with laminate flooring, window to the side, large understairs storage cupboard and a partly glazed uPVC door leading out to the garden. Appliances to remain include 4-ring gas hob with extractor fan over and oven and grill. A door leads into a utility area with space for two appliance and a window to the side.

FIRST FLOOR

The first floor landing offers carpeted flooring and a large built-in airing cupboard housing the 'Vaillant' gas combi boiler with space and plumbing for an appliance.

Bedroom one is a superb size main bedroom with two sets of windows overlooking the front.

Bedroom two is a second double bedroom with carpeted flooring and window to the rear.

Bathroom is fitted with a 3-piece suite comprising of a panelled bath with overhead electric shower, WC and pedestal wash-hand basin with tiled splashback. The bathroom benefits from partly tiled walls, vinyl flooring and an obscure window to the rear.

GARDEN AND GROUNDS

No.83 is approached off Hendre Road, there is on-road parking to the front and an enclosed patio area to the front. The property overlooks greenery. To the rear is an enclosed patio section with a courtesy gate leading out to a shared pedestrian access. There is a separate timber gate leading to a spacious rear garden predominantly laid with lawn with an outdoor store.

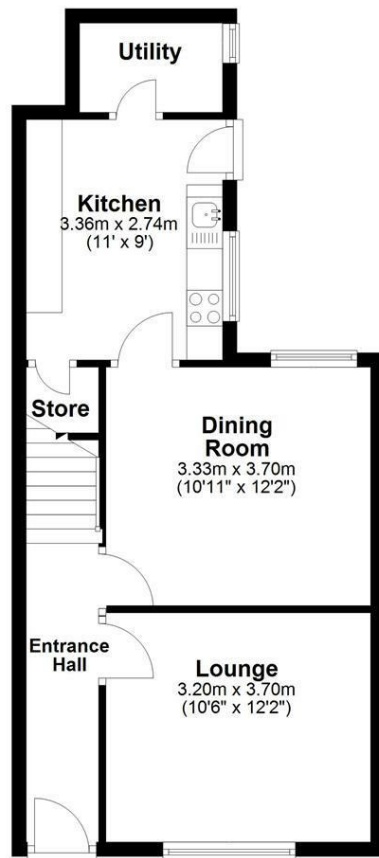
SERVICES AND TENURE

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



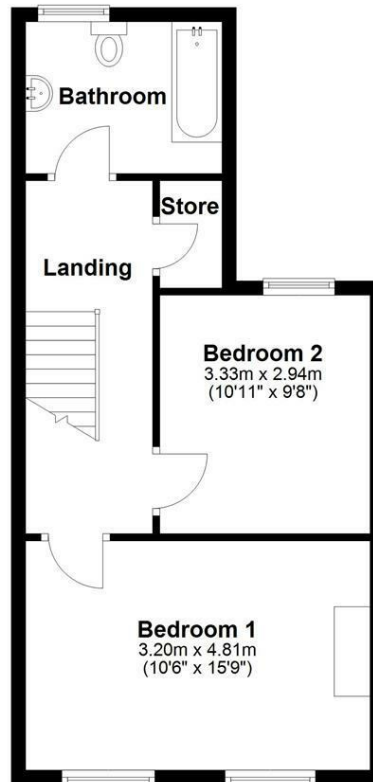
Ground Floor

Approx. 44.0 sq. metres (474.1 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.8 sq. feet)

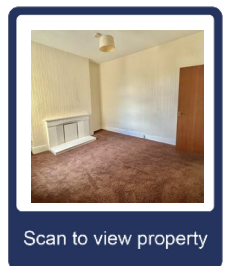


Total area: approx. 86.4 sq. metres (929.9 sq. feet)

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

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		66	
(69-80) C			
(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	



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