



Moorlands Road, Bridgend, Bridgend
County. CF31 3DR

£220,000



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Two bedroom semi detached bungalow comprising entrance hall, two bedrooms, lounge, kitchen, shower room, enclosed rear garden, DETACHED SINGLE GARAGE and OFF ROAD PARKING. NO ONGOING CHAIN. Quiet sought after location.

£220,000 - Freehold

- Two bedroom semi detached bungalow
- Good sized lounge with bay window
- Quiet sought after location
- Sold with no ongoing chain
- Detached single garage/ off road parking
- Gas combination boiler/ EPC - D , Council tax band -



DESCRIPTION

We are pleased to introduce for sale with no ongoing chain this two bedroom semi detached bungalow situated within easy walking distance of Bridgend town centre and benefiting from a private enclosed rear garden, detached single garage, ample off road parking and good sized lounge. The property is available for sale with no ongoing chain. Early viewing is highly recommended.

ENTRANCE PORCH

Via PVCu door with frosted glass panel through to entrance porch, papered ceiling, ceiling light, part papered/part tiled walls and tiled flooring. Door way through to entrance hall and door way through to kitchen.

ENTRANCE HALL

Papered ceiling, ceiling light, smoke detector, access to loft with drop down ladder housing gas combination boiler, papered walls, radiator and fitted carpet. All doors lead off.

KITCHEN (9' 7" x 9' 4") or (2.91m x 2.84m)

Stippled ceiling with centre strip light, part papered/part tiled walls, radiator, PVCu double glazed window overlooking the front of the property, door way leading to porch and vinyl flooring. A range of wall and base units in solid wood with co-ordinating work surfaces. Space for electric oven and hob with overhead extractor hood, space and plumbing for automatic washing machine. One and a half bowl stainless steel inset sink with mixer tap and drainer. Space for fridge/freezer.

RECEPTION ROOM (17' 2" max x 11' 11" max) or (5.24m max x 3.64m max)

Measurements into the bay and alcove. Papered and coved ceiling, ceiling light, papered walls, two radiators, PVCu double glazed bay window overlooking the front aspect, chimney breast with alcoves either side and fitted carpet. Feature electric fireplace with wooden mantel, marble hearth and surround.

BATHROOM (6' 3" x 6' 2") or (1.91m x 1.88m)

Papered and coved ceiling, ceiling light, floor to ceiling ceramic tiles to the walls, radiator, PVCu double glazed frosted window overlooking the side of the property and vinyl flooring. Three piece suite comprising low level WC, pedestal wash hand basin and walk in shower cubicle with sliding doors and overhead electric shower.

BEDROOM 1 (14' 1" max x 10' 4" max) or (4.30m max x 3.16m max)

Measurements into the wardrobe. Papered and coved ceiling, ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear aspect, two sets of fitted wardrobes and fitted carpet.

BEDROOM 2 (10' 11" x 9' 0") or (3.33m x 2.74m)

Artexed and coved ceiling, ceiling light, papered walls, radiator, PVCu double glazed window overlooking the rear aspect and fitted carpet.

OUTSIDE

Enclosed rear garden with an area laid to patio with a further area laid to lawn and pathway leading to the rear. Raised beds for planting. Gated access leads to driveway for ample off road parking. Outside water tap.

To the front of the property the garden is low maintenance mainly laid to patio with mature shrubs and plants.



GARAGE

Single detached garage with up and over door. Power and lighting.

NOTE


We have been advised that the property is freehold, however title deeds have not been inspected.

DIRECTIONS

Travelling along Walter street from Bridgend, take a right on to Angel Street and left on to the A473, turn right onto Ewenny Road, left onto Priory Road, right onto Heronston Lane and right onto Moorlands Road where the property can be found.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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