



Restway Gardens, Bridgend, Bridgend  
County. CF31 4HY

£189,950

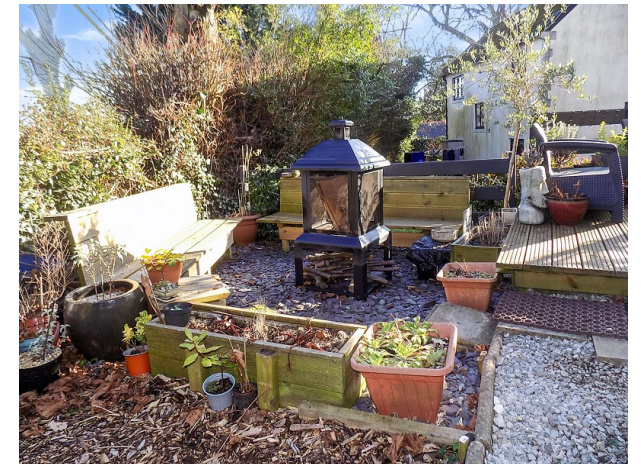


## Restway Gardens, Bridgend, Bridgend County. CF31 4HY

BEAUTIFUL 2 bedroom detached house set within lovely grounds but within easy walking distance of Bridgend town centre. The development is exclusively for those over 55 yrs old. The property comprises entrance hall, utility, wc, kitchen / diner, lounge, 2 double bedrooms and shower room. Panoramic gardens and communal car parking.

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- Two bedroom detached house
- OVER 55'S ONLY RETIREMENT COMPLEX
- Modern open plan kitchen/diner
- Lounge with wood burning stove
- Beautiful family shower room
- Rear garden/ EPC - E , council tax band - D



## DESCRIPTION

BEAUTIFUL 2 bedroom detached house set within lovely grounds but within easy walking distance of Bridgend town centre. The development is exclusively for those over 55 yrs old and benefits from a on site dedicated maintenance team, communal car parking and lush tree lined grounds.

This property has been extensively modernised and includes a recently fitted wood burner, fitted kitchen and shower room and contemporary decor throughout. Viewing is highly recommended.

## ENTRANCE

Via PVCu front door with side frosted glazed panels and perfect fit concertina blinds into the entrance hallway finished with coved ceiling, emulsioned walls, skirting and a wood effect floor. Fitted storage cupboard with plumbing for automatic washing machine and space to stack tumble dryer.

## DOWNSTAIRS W.C.

Emulsioned walls, wall mounted fan heater, skirting and a continuation of the wood effect floor. Two piece suite in white comprising WC and wall mounted wash hand basin with chrome mixer tap and ceramic tiles to all splash back areas.

## OPEN PLAN KITCHEN/DINER (13' 7" x 9' 2") or (4.15m x 2.80m)

Benefiting from dual aspect natural light via PVCu double glazed window to the front and to the rear both with matching roller blinds and finished with coved ceiling, emulsioned walls, skirting and wood effect laminate floor. The kitchen is arranged with low level and wall mounted units in high gloss cream with chrome handles and a complementary roll top work surface with glass splash back. Inset one and a half basin sink with swan neck tap and drainer. Integrated electric oven with induction hob and overhead extractor hood. Space for fridge/freezer. Full height larder cupboard. Ample space for dining table and chairs.

## LOUNGE (13' 7" x 11' 0") or (4.15m x 3.35m)

Overlooking the rear via PVCu double glazed french doors with perfect fit Venetian blinds and finished with coved ceiling, emulsioned walls, wall lights to remain, feature fireplace with a wood burning stove (4.5-5KW) set on a slate hearth, skirting and a wood effect laminate floor.

## FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden balustrade. PVCu double glazed window with a fitted Venetian blind on the half landing, access to loft storage, fitted storage cupboard housing hot water tank and PVCu double glazed window overlooking the front with a fitted Venetian blind.

## BEDROOM 1 (10' 10" x 11' 6") or (3.30m x 3.50m)

Overlooking the rear via a PVCu double glazed window with a fitted Venetian blind and finished with a coved ceiling, emulsioned walls, two double fitted wardrobes one with sliding mirrored doors, skirting and fitted carpet.

## BEDROOM 2 (12' 8" x 7' 10") or (3.85m x 2.40m)

Overlooking the rear via PVCu double glazed window with a fitted Venetian blind and finished with coved ceiling, emulsioned walls, skirting and fitted carpet.



## FAMILY SHOWER ROOM

PVCu frosted glazed window to the front with a fitted roller blind, emulsioned ceiling with recessed LED spot lights, extractor, heated chrome towel rail, full height ceramic tiled walls and tiled floor with under floor heating. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and storage below, large walk in shower cubicle with a fully glazed side housing a plumbed shower with a shower hand attachment and rainwater head.

## OUTSIDE

Enclosed and covered area of decking leading to an enclosed side garden laid to chipped slate and chipped bark with wood store, mature trees, shrubs and lawn.

To the front there is communal pathway with steps leading down to the front door and communal car parking.

## NOTE


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

The current service charge is £147 PCM. The service charge includes on call maintenance and all external maintenance including grounds.

Over 55's only.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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