
49, Heol Yr Ysgol
CF32 9ET
Watts
&Morgan

49 Heol Yr Ysgol

Tondu, CF32 9ET

£109,950 Leasehold

2 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A spacious three storey two bedroom Maisonette situated in a convenient location in Tondu. Ideally positioned just a short walk from local shops, schools and amenities, the home also offers convenient access to Junction 36 of the M4 and Bridgend Town Centre.

The property comprises of entrance hallway, first floor landing, kitchen, dining room, spacious living room, second floor landing, two good sized bedrooms, family bathroom and separate WC.

Externally, the property benefits from a rear garden, with on street parking available. Offered to the market with no chain.

Directions

* Bridgend - 3.3 Miles * Cardiff - 21.0 Miles * J36 of the M4 - 0.6 Miles

Your local office: Bridgend
T 01656 644288 (1)
E bridgend@wattsandmorgan.co.uk













Summary of Accommodation

ABOUT THE PROPERTY

Entered via a partially obscured glazed front door with side panel adjacent into the entrance hallway, with the carpeted staircase rising to the first floor. The carpeted first floor landing provides access to the kitchen, dining room, living room and store cupboard, as well as the carpeted staircase rising to the second floor.

The rear facing kitchen is fitted with a range of wall and base units with complementary work surfaces, with space and plumbing for an under counter appliance. The kitchen features tiled flooring and enjoys a rear facing window, as well as a built in storage cupboard. The dining room is another lovely additonal space, which is fitted with vinyl flooring, has a rear facing window, as well as two built in storage cupboards.

The living room is a spacious front facing reception room, which is fitted with carpeted flooring and a front facing window.
To the second floor, the carpeted landing provides access to two good sized bedrooms, family bathroom and separate WC, as well as a built in storage cupboard. and enjoys a front facing window.

The main bedroom is a generous front facing room, which enjoys carpeted flooring, a large front facing window and a built in storage cupboard. Bedroom two is another good sized room, fitted with carpet and a built in cupboard, as well as a rear facing window.

The family bathroom enjoys tiled flooring and is fitted with a two piece suite, which comprises wash hand basin and bath, with shower overhead, as well as a rear facing window. The separate WC features tiled flooring and a rear facing window.

GARDEN AND GROUNDS

Approached off Heol Yr Ysgol, No. 49 is accessed via a wooden gate down a shared pathway to the covered porchway, which benefits from a useful store room. The separate rear garden is accessed via a rear lane access and is predominantly laid to lawn.

ADDITIONAL INFORMATION

All mains services connected. Leasehold. EPC Rating "C". Council Tax band "D". 125 year lease with 89 years remaining. Annual Service charge is £215.12.

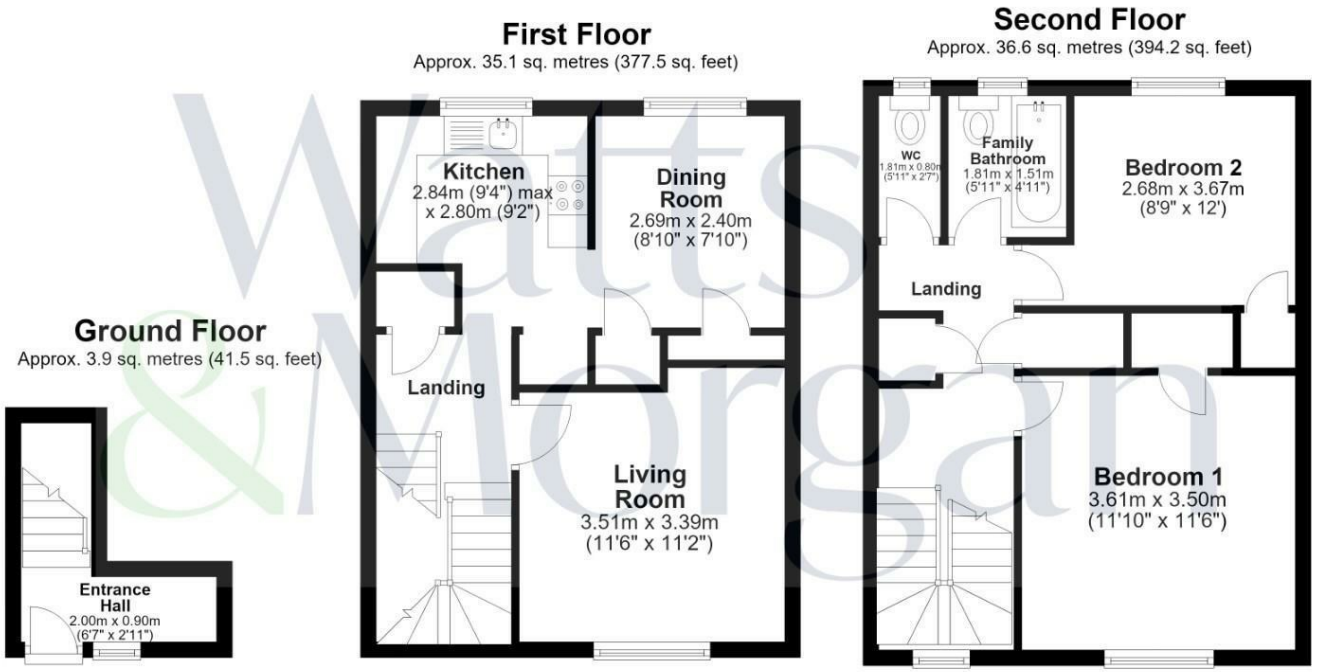
This property is Owned by a family member of an employee of Watts & Morgan LLP.

AML

Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

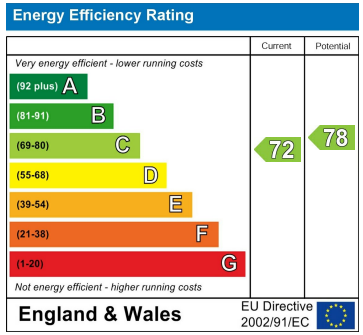
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Total area: approx. 75.5 sq. metres (813.2 sq. feet)

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Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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