
41, Hazel Mead
Bridgend, CF32 9AQ
Watts
&Morgan

41 Hazel Mead

Brynmenyn, Bridgend CF32 9AQ

£180,000 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

An ideal first-time purchase, this spacious two double-bedroom property is offered to the market with no onward chain. Situated in the popular area of Brynmenyn, the property is conveniently located within walking distance of Bryngarw Park and close to a range of local shops, schools and amenities. It also benefits from easy access to J36 of the M4, just a short drive away. Internally, the accommodation comprises an entrance porch, a lounge/dining room and a kitchen to the rear. To the first floor are two generous double bedrooms and a family bathroom. Externally, the property further benefits from solar panels, a private driveway, a detached single garage and an enclosed rear garden.

Directions

Bridgend - 3.0 Miles J36 of the M4 - 2.4 Miles Cardiff - 25.0 Miles

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













Summary of Accommodation

ABOUT THE PROPERTY

The property is entered via a uPVC front door into a welcoming porch, featuring tiled flooring and providing access to the spacious lounge/dining room. The lounge/dining room benefits from laminate flooring throughout, a front-facing window and patio doors opening onto the rear garden. There is ample space for both lounge and dining furniture, along with a staircase rising to the first-floor landing. The kitchen is situated to the rear of the property and is fitted with a range of wall and base units, complemented by work surfaces. There is space for appliances, with a freestanding oven also remaining. A rear-facing window provides natural light, and the kitchen houses the gas combination boiler.

To the first floor, the landing provides access to the loft via a hatch. Bedroom one is a good-sized room featuring a built-in wardrobe and a front-facing window. Bedroom two is also a double bedroom, benefiting from a rear-facing window. The bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, WC and wash hand basin. A rear-facing window provides natural light and ventilation.

GARDENS AND GROUNDS

Approached from Hazel Mead, No. 41 benefits from a private driveway providing ample off-road parking, leading to a detached single garage with a manual up-and-over door. Gated access leads through to the rear garden, which is fully enclosed by fencing and offers a patio seating area alongside a section laid with attractive stone chippings.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "B". Council tax band "C". Solar panels.

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.

IMPORTANT NOTICE

These particulars are prepared for guidance purposes only and do not constitute, or form any part of an offer or contract. Whilst every effort has been made to ensure the information provided is accurate, the details have been supplied by the seller and should not be relied upon as statements or representations of fact. Neither Watts & Morgan Estate Agents, its employees, nor the seller or landlord makes or gives any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Prospective purchasers or tenants are advised to satisfy themselves as to the accuracy of all details through their own inspections, enquiries and, where appropriate, independent professional advice. All measurements/floorplans and distances are approximate. Services and appliances have not been tested. Photographs, computer-generated images (CGIs) and enhanced images are provided for illustrative purposes only.

Ground Floor

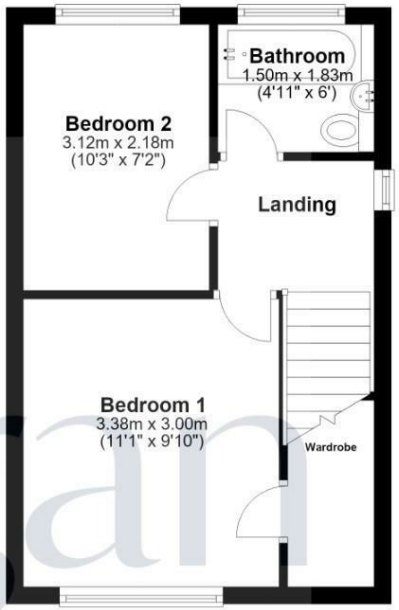
Approx. 41.0 sq. metres (441.4 sq. feet)





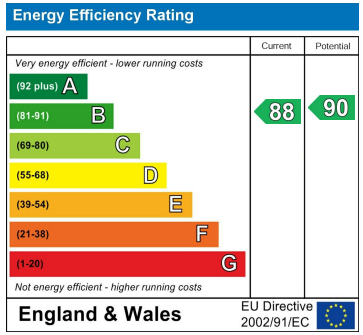
First Floor

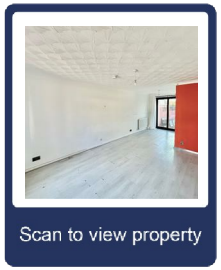
Approx. 27.2 sq. metres (292.3 sq. feet)



Total area: approx. 68.2 sq. metres (733.7 sq. feet)

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