



29, Banc Gelli Las
Bridgend, CF31 5DH

Watts
& Morgan

29 Banc Gelli Las

Bridgend CF31 5DH

£245,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

This attractive three-bedroom end-of-terrace property is offered for sale with no onward chain. Situated in the sought-after Broadlands area, the home is within walking distance of local amenities, shops, and schools, while also benefiting from convenient access to Bridgend Town Centre.

The accommodation comprises an entrance hall, WC, spacious living room, and a kitchen/dining room with direct access to the rear garden. To the first floor, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property features a private, low-maintenance rear garden enclosed by mature shrubbery, providing a pleasant outdoor space. To the front, there is a generous garden area, a private driveway offering off-road parking for one vehicle, and a detached garage. No onward chain.

Directions

* Bridgend Town centre- 2.1 Miles * Cardiff city centre- 25 Miles * J36 of the M4- 4.7 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

The property is accessed via a wooden front door with glass panel, opening into the entrance hallway. The entrance hallway benefits from tiled flooring and a carpeted staircase rising to the first floor.

The ground floor WC continues the tiled flooring and is fitted with a two-piece suite comprising a wash hand basin and WC, along with a front-facing window.

The living room features laminate flooring and a front-facing window creating a bright and comfortable living space, with double doors leading into the kitchen.

The spacious kitchen/diner is finished with tiled flooring and a rear facing window and is fitted with a range of coordinating wall and base units complemented by work surfaces. There is space and plumbing for a washing machine, dishwasher and fridge/freezer. The dining area provides ample space for dining furniture, along with a useful storage cupboard and patio doors provide access to the rear garden.

Upstairs, the first-floor landing is carpeted and provides access to three well-proportioned bedrooms along with the family bathroom, as well as a useful storage cupboard.

The main bedroom, located at the front of the property, offers carpeted flooring, a front-facing window, and 2 built-in storage cupboards.

The second bedroom is another double room positioned at the rear of the property, featuring carpeted flooring and a rear-facing window.

The family bathroom is fitted with laminate flooring and a three-piece suite consisting of a wash hand basin, WC, and bath, together with a side-facing window.

Bedroom three is situated at the rear of the property and benefits from carpeted flooring and a rear-facing window.

GARDEN AND GROUNDS

Approached from Banc Gelli Las, number 29 enjoys a fully enclosed, low-maintenance rear garden bordered by mature shrubs, with secure fencing and walling providing a high degree of privacy. A side gate offers convenient access to the front of the property.

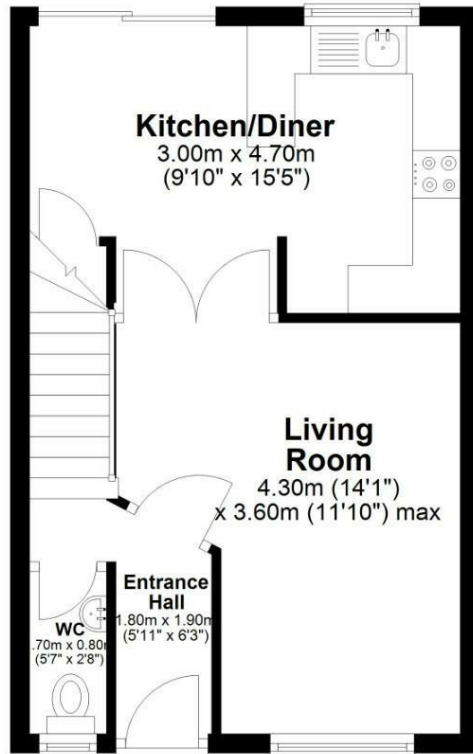
To the front, there is a generous lawned garden, together with a private driveway providing off-road parking for one vehicle and access to a detached garage.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating: 'C'. Council Tax is Band 'D'.

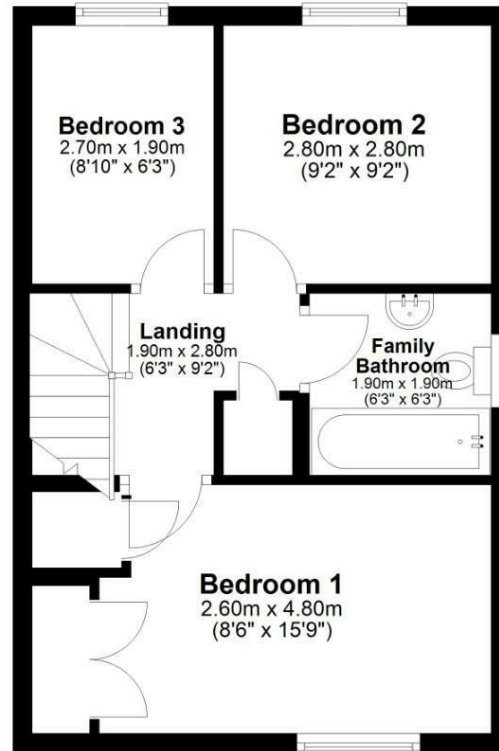
Ground Floor

Approx. 33.9 sq. metres (365.2 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.3 sq. feet)



Total area: approx. 69.7 sq. metres (750.5 sq. feet)

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		87
(81-91) B		
(69-80) C	73	
(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

