
14, Goldsmith Close
Bridgend, CF31 4RZ
Watts
&Morgan



14, Goldsmith Close

Bridgend CF31 4RZ

£230,000 Freehold

2 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A beautifully presented and extended two-bedroom semi-detached bungalow, situated within a quiet cul-de-sac in the popular area of Cefn Glas. The property enjoys a convenient location within walking distance of local schools, shops and amenities, whilst also being just a short distance from Bridgend town centre. The well-appointed accommodation comprises a modern kitchen, entrance hallway, open-plan lounge flowing into a dining room, bathroom and two generously sized bedrooms. Externally, the property benefits from off-road parking for two vehicles, a landscaped rear garden and a versatile outbuilding offering a home office/bar area with additional storage. Further enhancing the property's appeal, there is planning permission already in place for a double loft conversion to create 3 additional bedrooms and a bathroom.

Directions

* Bridgend Town Centre - 2.0 Miles * Cardiff City Centre - 26 Miles * J36 of the M4 - 3.9 Miles

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













Summary of Accommodation

ABOUT THE PROPERTY

Entered via a composite front door directly into the modern kitchen, which is fitted with a range of units providing ample storage. Integrated appliances include an oven/grill, four-ring gas hob with extractor hood over and fridge/freezer, with additional space for a washing machine. The kitchen benefits from tiled walls and windows to both the front and side aspects, allowing plenty of natural light. The hallway features laminate flooring, with doors leading off to the principal rooms. The living room is a well-proportioned space, featuring laminate flooring, a large front-facing window and an attractive central feature fireplace. The living room opens through into a spacious dining area, with double doors providing direct access out to the rear garden, creating an ideal space for both everyday living and entertaining. The bathroom is fitted with a three-piece suite comprising a Jacuzzi bath with shower over, WC and wash hand basin, complemented by tiled walls and a side-facing window. Bedroom one is a good-sized double room, benefiting from carpeted flooring and a rear-facing window. Bedroom two also features carpeted flooring, with a side-facing window providing natural light.

GARDENS AND GROUNDS

Situated within the quiet cul-de-sac of Goldsmith Close, No. 14 benefits from a private front driveway, laid with attractive stone chippings and providing ample off-road parking for two vehicles. There is direct access through to the rear garden, which has been thoughtfully landscaped to include a decked seating area, ideal for outdoor seating and entertaining with outdoor lighting. A particular feature of the garden is the versatile outbuilding, complete with power and lighting, incorporating a bar/home office area alongside a separate storage room/snug, offering a range of potential uses.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "D" Council tax band "C"

AML

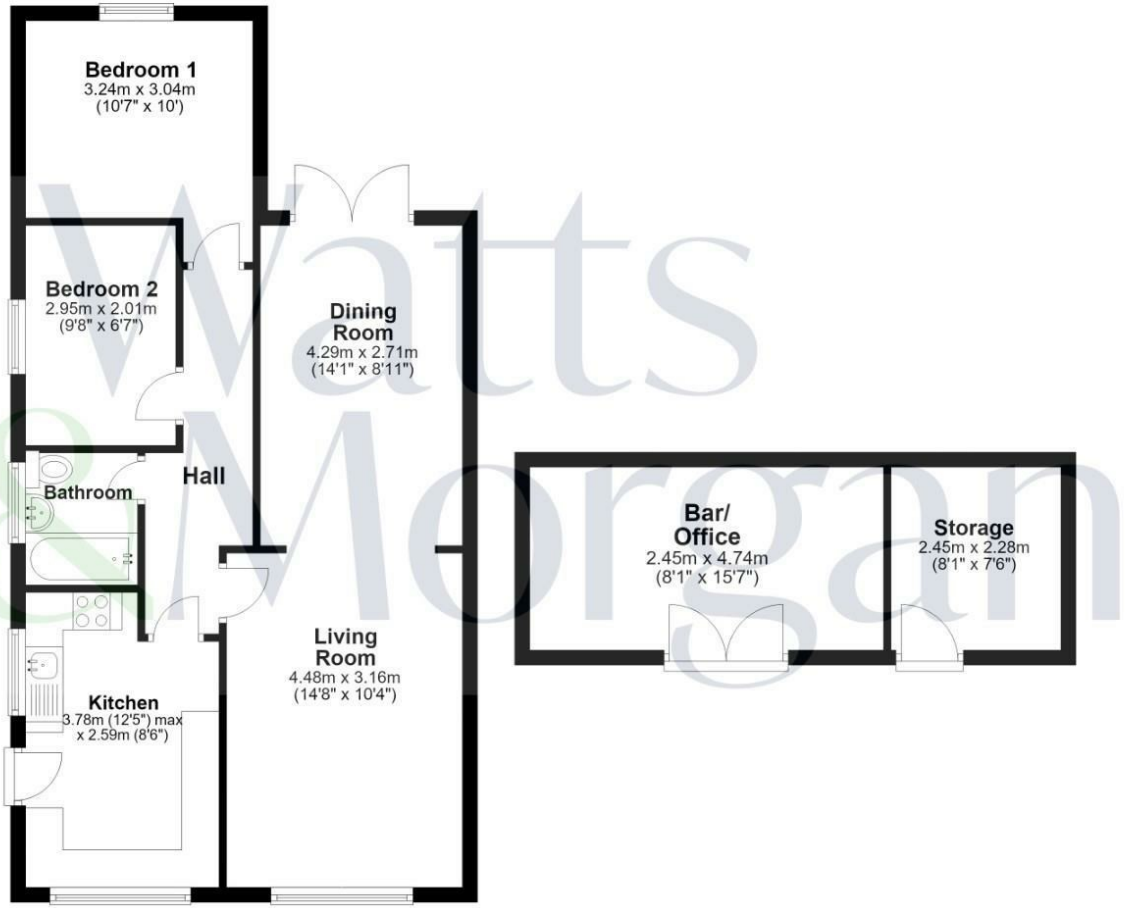
Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of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

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Ground Floor

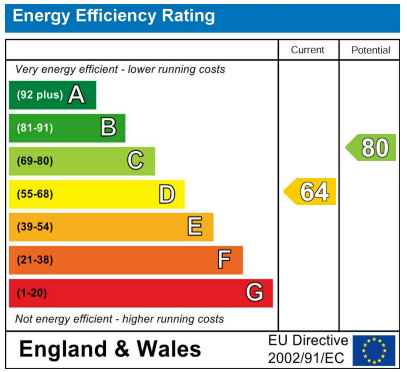
Approx. 78.3 sq. metres (842.4 sq. feet)



Total area: approx. 78.3 sq. metres (842.4 sq. feet)









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