

# HUNTERS<sup>®</sup>

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## Wood Green

Bridgend, CF31 4AT

£215,000



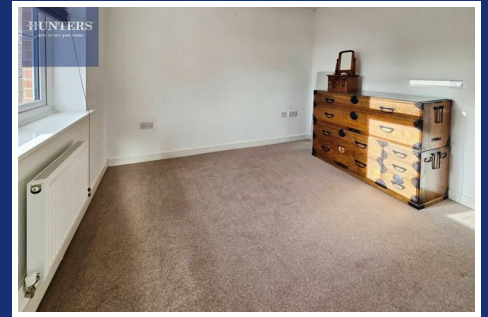
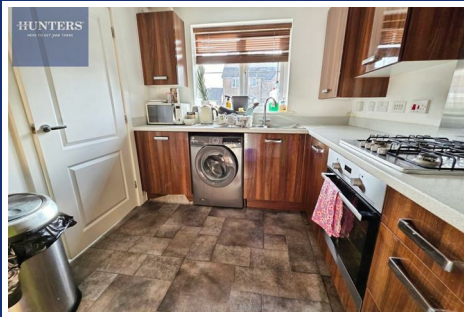
Council Tax: C



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## General

Bridgend town is a vibrant and historic town located in the county borough of Bridgend, Wales. It is a thriving hub of activity with a rich industrial heritage and a strong sense of community. The town is well-connected with excellent transport links, including a railway station that provides regular services to Cardiff, Swansea, and other major cities in the region. The M4 motorway also runs through the town, making it easy to access other parts of Wales and England.

Living in Bridgend town offers a range of benefits and highlights. The town has a variety of local amenities, including shopping centers, restaurants, cafes, and pubs, catering to the needs of residents. There are also several supermarkets, leisure facilities, and healthcare services available within easy reach.

The town is surrounded by beautiful countryside and is close to stunning beauty spots such as the Glamorgan Heritage Coast and the Brecon Beacons National Park. Residents can enjoy scenic walks, hiking, and outdoor activities, making it an ideal location for nature lovers and outdoor enthusiasts.

Bridgend town is also home to a number of schools, including both primary and secondary schools, providing a high standard of education for children of all ages. The town has a strong sense of community spirit and offers a range of cultural and social activities for residents to enjoy, including music concerts, theatre performances, and art exhibitions.

## Hallway

with carpets, skimmed walls and ceiling with central lighting, radiator, composite front door, stairs to first floor, door to cloakroom.

## Lounge

15'9" x 14'10" (4.80m x 4.52m)

Found at the rear with carpets, skimmed walls and ceiling with central lighting, radiator, French doors with side panels to garden, under stair utility cupboard.

## Kitchen

9'11" x 8'2" (3.02m x 2.49m)

With vinyl flooring, skimmed walls and ceiling with central lighting, radiator, window to front, selection of base and wall units in dark walnut gloss with granite effect worktops, integral gas hob, electric oven and hood.

## Cloakroom

vinyl flooring, skimmed walls and ceilings with central lighting, radiator, window to front, 2 piece suite wc and hand wash basin.

## Landing

with carpets, skimmed walls and ceilings with central lighting, wood bannister and spindles, doors to:

## Master Bedroom

11'8" x 9'6" (at widest) (3.56m x 2.90m (at widest)) with carpets, skimmed walls and ceiling with central lighting, radiator, window to front, door to ensuite.

## Ensuite

Vinyl flooring and skimmed walls and ceiling with

central lighting, 3 piece suite with wc and hand wash basin and shower cubicle with thermostatic shower and glass screens, radiator, window to front.

Enclosed rear garden which is mostly lawn with a small patio against property, side gated access to front.

### Bedroom 2

9'11" x 8'9" (3.02m x 2.67m )

with carpets, skimmed walls and ceilings with central lighting, window to rear, radiator.

### Bedroom 3

9'10" x 5'10" (3.00m x 1.78m )

with carpets, skimmed walls and ceilings with central lighting, window to rear, radiator.

### Bathroom

6'4" x 6'1" (1.93m x 1.85m)

with vinyl flooring, skimmed / tiled walls and ceiling with central lighting, radiator, 3 piece suite with wc, hand wash basin and bath, window to side.

### Gardens

Small open front garden with block path to front door with chippings, there is an allocated parking space in front of separate single garage with up and over front door.



## Road Map



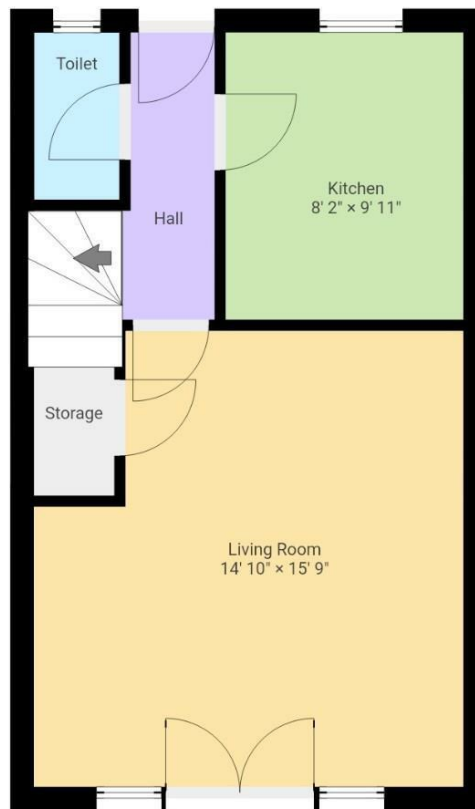
## Hybrid Map



## Terrain Map



## Floor Plan

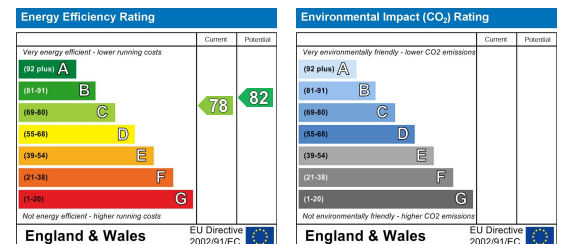


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## Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.