



64 St Winifreds Road  
Cefn Glas, Bridgend  
CF31 4PN



# 64 St Winifreds Road

Cefn Glas, Bridgend, CF31 4PN.

£138,500 - Freehold

- A Semi-Detached Dormer Bungalow.
- Recently Renovated To A High Standard.
- Conveniently Located For Local Amenities.
- Being Sold With No Onward Chain.
- Kitchen, Lounge, Dining Room, Conservatory.
- Two Generous Double Bedrooms And A Bathroom.
- Landscaped Front & Rear Gardens.
- Off-Road Parking For Several Vehicles And A Single Garage.
- EPC Rating: 'D'.

Bridgend Town Centre – 1.1 miles

M4 (J36) – 3.2 miles

Cardiff City Centre – 23.8 miles

Swansea City Centre – 22.0 miles

(All distances are approximate)



# The Property

---

Enter through an obscured double glazed composite door into the kitchen which benefits from being fitted with a range of high gloss white base and wall units with roll top laminate work surface and an inset single drainer stainless steel sink. Integrated appliances to remain include a 'Neue' electric oven and a four ring gas hob with an extractor hood over. Space and plumbing has been provided for a freestanding washing machine and fridge freezer. A cupboard housing a 'Worcester' gas central heating boiler. The Kitchen further benefits from tiled splashbacks, vinyl flooring and a double glazed uPVC window to the front elevation. Located to the front of the property the Lounge benefits from a central feature electric fireplace, carpeted flooring and a double glazed uPVC window to the front elevation. A broad archway leads to the Dining Room which benefits from a continuation of the carpeted flooring from the Lounge, a carpeted staircase leading to the First Floor and a sliding double glazed uPVC patio door leading to the Conservatory. The Conservatory benefits from double glazed uPVC windows to the side and rear elevations, a double glazed UPVC door leading out to the rear enclosed garden, tiled flooring and wall mounted light points.

Located to the rear of the property Bedroom One is a spacious double bedroom benefitting from carpeted flooring and double glazed uPVC windows to the side and rear elevations. Bedroom Two is accessed via a carpeted staircase from Dining Room and is generous double bedroom which benefits from recessed wardrobes, carpeted flooring, two double glazed uPVC dormer windows and as a 'Velux' roof light to the side elevation. Serving the property is the Bathroom which has been fitted with a three piece white suite comprising; 'P-shaped' bath with thermostatic shower over, pedestal wash basin and a low level dual flush WC. The Bathroom further benefits from part tiled walls, tile effect laminate flooring, chrome effect heated towel rail and an obscured double glazed uPVC window to the side elevation.

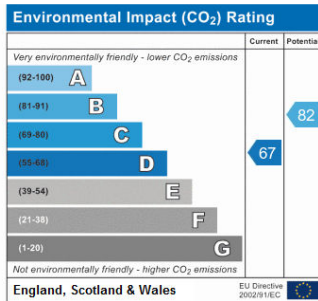
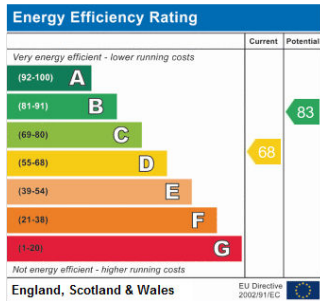
The front of the property has been predominantly laid with block paved driveway which provides ample off road parking for several vehicles. Additionally there is an area which has been laid with gravelled chippings. The block paved driveway leads along the side of the property to the Detached Single Garage which benefits from a manual up and over vehicular access door, electrical lighting and power points, a timber pedestrian door to the side elevation and a window to the rear elevation.

The rear enclosed garden has been laid with a variety of areas including areas laid to lawn, a paved patio area providing ample space for outdoor entertaining and dining as well an area which has been laid with gravelled chippings. To the rear of the garden is a garden store room which benefits from electrical lighting and power points.

---



# Floorplan & EPC



[www.wattsandmorgan.wales](http://www.wattsandmorgan.wales)  
01656 644288

Although these particulars, together with photographs and floor plans are intended to give a fair description of the property, they do not form any part of a contract. The vendors, their agents, Watts and Morgan and persons in their employ do not give a warranty whatever in relation to this property. All measurements are approximate. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Watts and Morgan.

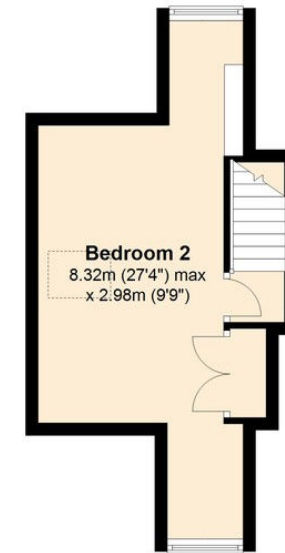
## Ground Floor

Approx. 73.2 sq. metres (788.3 sq. feet)



## First Floor

Approx. 22.2 sq. metres (239.3 sq. feet)



Total area: approx. 95.5 sq. metres (1027.6 sq. feet)

Bridgend Office  
1 Nolton Street, Bridgend  
CF31 1BX  
T 01656 644 288  
F 01656 768 279  
E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)

Penarth Office  
3 Washington Buildings, Stanwell Rd, Penarth,  
Vale of Glamorgan, CF64 2AD  
T 029 2071 2266  
F 029 2071 1134  
E [penarth@wattsandmorgan.wales](mailto:penarth@wattsandmorgan.wales)

Cowbridge Office  
55 High St, Cowbridge,  
Vale of Glamorgan CF71 7AE  
T 01446 773 500  
F 01446 775 757  
E [cowbridge@wattsandmorgan.wales](mailto:cowbridge@wattsandmorgan.wales)

Mayfair Office  
Cashel House, 15 Thayer Street,  
London, W1U 3JT  
T 020 7467 5330  
E [london@wattsandmorgan.wales](mailto:london@wattsandmorgan.wales)