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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

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**The Telegraph**



3b Woodridge, Bridgend, Bridgend County. CF31 4PE



Offers In Region Of £290,000



### Main Features

- Exclusive secure gated community in Woodland setting
- Ground & lower ground floor duplex apartment
- 3 bedrooms
- Bathroom & en-suite shower room
- Under floor heating throughout
- Anodised aluminium double glazing
- Open plan indoor/outdoor living areas to balcony & patio
- Full length double glazed windows & doors
- Allocated parking, communal landscaped gardens & Intercom entry system
- Immaculately presented throughout. Council Tax Band: F. EPC: C

### General Information

3B WOODRIDGE IS A CONTEMPORARY 3 BEDROOM GROUND & LOWER GROUND FLOOR DUPLEX APARTMENT BOASTING ATTRACTIVE OPEN PLAN LIVING WITH FULL LENGTH GLASS WINDOWS & DOOR TO BALCONY & PATIO AREA. SET IN A SECURE GATED COMMUNITY IN A MATURE WOODLAND SETTING & BENEFITTING FROM EN-SUITE SHOWER ROOM, FAMILY BATHROOM & CLOAKROOM. UNDER FLOOR HEATING, ANODISED ALUMINIUM DOUBLE GLAZING, ALLOCATED PARKING & MORE!

Situated off Cefn Glas Road, highly convenient for local public transport links, schools & Bridgend Town Centre.

The Heritage coastline is within approximately 7 miles at Ogmere By Sea. The M4 is approximately 3 miles at Junction 36. Approximately 16 miles from Cardiff International Airport. Approximately 23 miles from Cardiff City Centre. Approximately 22 miles from Swansea City Centre. Major intercity rail link is accessible at Bridgend.

This home has internal accommodation comprising ground floor hallway, open plan fitted kitchen / dining / lounge with full length anodised aluminium double glazed windows and doors to balcony which over look the communal garden & woodlands, utility room, large cloakroom, lower floor has a central hallway, study, 3

bedrooms, bathroom & en-suite shower room to bedroom one.

This home benefits from anodised aluminium double glazing and combi gas under floor heating. 1 allocated parking space and visitor parking. Communal well maintained gardens.

Please note there is a no Pets policy at the Woodridge Developments.

### GROUND FLOOR

#### Hallway

Anodised aluminium door. Window and front door. Venetian blind. Grey wood grain laminate flooring with under floor heating. Plastered walls and ceiling. Inset ceiling spotlights. Wall mounted heating thermostat. Fitted wardrobe with hanging rails and storage shelf. Brushed steel electrical fitment.

#### Open Plan Living Space

Open plan indoor/outdoor living space to include kitchen, dining room and lounge as follows

#### Kitchen / Dining Area

Anodised aluminium double glazed windows to front side and rear. Double glazed door and full length window to rear balcony with woodland aspect. Fitted blinds. Fully fitted kitchen with high gloss White doors and brushed steel handles. Integral oven grill hob & extractor hood. Fridge/freezer and dishwasher. Dark Grey wood grain Karndean flooring to kitchen area and laminate flooring to dining area, under floor heating with thermostat. Brushed steel electrical fitments. Further built-in storage units with space for and plumbed for American style fridge/freezer. 1 1/2 bowl stainless steel sink unit with mixer taps. Tiled splash backs.

Stairwell with spindled and carpeted half turn staircase to lower ground floor. Plastered walls and ceiling. Inset LED spotlights and pendulum lighting. Mains connected smoke alarms. Internet and telephone points. Open square archway to

## Lounge

Anodised aluminium double glazed door and full length windows to balcony. Woodland views in summer & views over Bridgend in the winter. Fitted Grey carpet. Plastered walls and ceiling. Inset ceiling LED spotlights. Brushed steel electrical fitments. Under floor heating with thermostat. Electric fire. Wired for wall mounted television terrestrial and sky. TV connection points. Secure entry intercom handset.

## Cloakroom

Wall hung w.c with push button flush and enclosed cistern, hand wash basin in White with monobloc tap. Built-in storage cabinet housing under floor heating manifolds. Electrical consumer unit. Tiled floor with under floor heating and thermostat. Plastered walls and ceiling. TV splitter. Extractor fan.

## Utility Room

Anodised aluminium double glazed window to front. Venetian blind. Fitted wall mounted and base units, finished with high gloss White and glass fronted doors. Granite effect worktops. Stainless steel sink unit with mixer taps. Plumbed for washing machine. Brushed steel electrical fitments. Space for tumble dryer. Wall mounted Combi gas central heating boiler. Carbon monoxide detector. Smoke alarm. Extractor fan. Inset ceiling LED spotlights. Karndean tiled floor with under floor heating and thermostat.

## LOWER GROUND FLOOR.

## Hallway

Carpeted and spindled half turn staircase to ground floor. Under stairs recess. Plastered walls and ceiling. Smoke alarm. Inset ceiling LED spotlights. Fitted carpet. Under floor heating with thermostat plus steel electrical fitments. Fire doors to all rooms.

## Store Room / Study

Plastered walls and ceiling. Cabinet housing under floor heating & manifold. Brushed Steel electrical fitments. Shelving.

## Bathroom

Anodised aluminium double glazed window to side. Fitted three-piece suite in White comprising wall hanging w.c with pushbutton flush and enclosed cistern, wall mounted hand wash basin with mono block tap & double ended bath. Karndean tiled floor. Tiled walls. Extractor fan. Shaver point. Plastered ceiling with inset LED spotlights. Vertical mirror and storage cabinet.

## Bedroom 1

Anodised aluminium double glazed door with full length windows to garden and patio. Vertical blinds. Grey wood grain. Laminate flooring. Plastered walls and ceiling. Inset LED ceiling spotlights. Under floor heating with thermostat. Plastered ceilings.

## En-suite shower room

Fitted three-piece suite in White comprising wall hung w.c with push button flush and enclosed cistern. Wall mounted hand wash basin with monobloc tap. Shower cubicle with mixer shower. Karndean tiled floor. Tiled walls. Display shelf. Shaver point. Extractor fan. Plastered ceiling with Inset LED ceiling spotlights.

## Bedroom 2

Anodised aluminium double glazed door with full length window to rear garden and patio. Anodised aluminium double glazed casement window with Venetian blind to rear. Grey wood grain laminate flooring. Plastered walls and ceiling with inset LED ceiling spotlights. Under floor heating with thermostat.

## Bedroom 3

Anodised aluminium double glazed window to side. Fitted carpet. Plastered walls and ceiling with inset LED ceiling spotlights. Under floor heating with thermostat. Walk-in store cupboard with fitted carpet. Electric light .

## EXTERIOR

### Front

The property is part of a secure gated community with shared private grounds with mature trees, well-kept gardens with sitting areas, plants and shrubs. Communal street and parking lights. Allocated parking for one car. Visitors parking also available.

### Rear Balcony

Accessible from open Plan living rooms and kitchen. Laid with composite decking & glass balustrades with views of woodland in the Summer and over Bridgend in the Winter.

### Lower Ground Floor Patio

Paved patio area accessible from bedroom one and two. Access to communal gardens. Woodland aspect.

### Leasehold details

The annual Service Charge for this property is £1746.33 and the Lease term is 999 years from March 2008.

## Note

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## Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at [bridgend@petermorgan.net](mailto:bridgend@petermorgan.net) (fees will apply on completion of the mortgage).

## Viewings

Strictly By Appointment Only

## Utilities

Mains electricity, mains water, mains gas, mains drainage

**Current council tax banding** F

**Current heating type** Gas

**Tenure** Leasehold







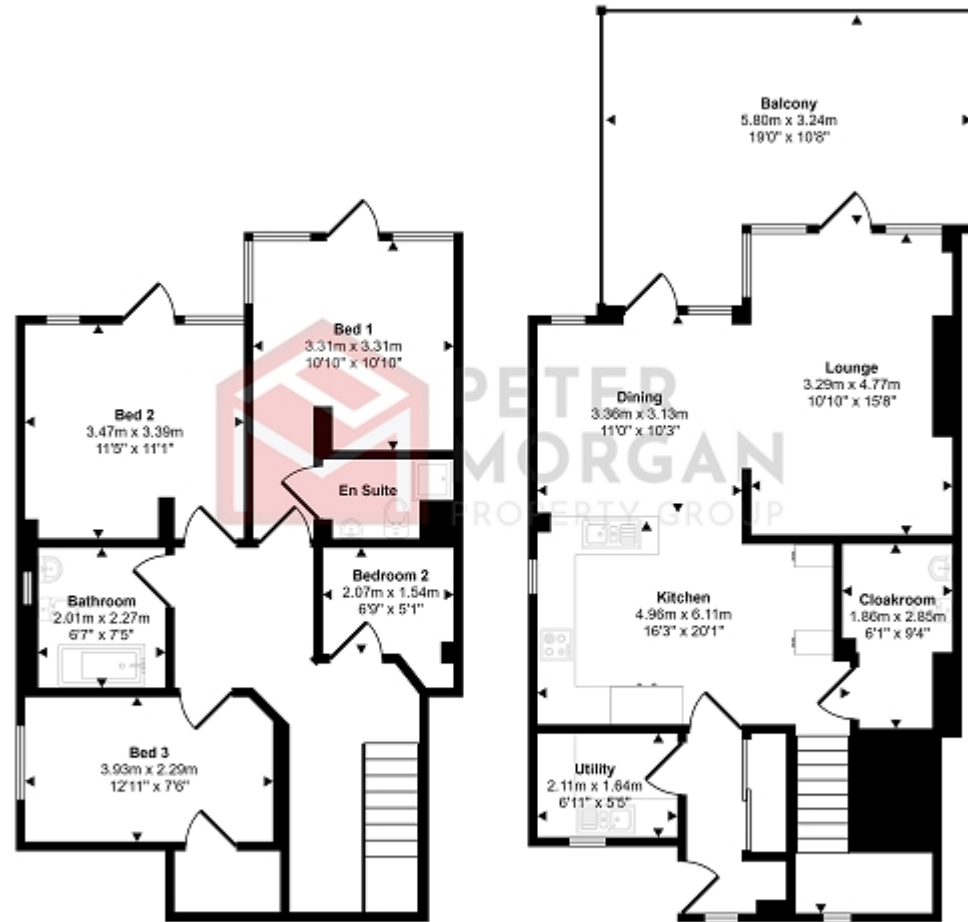








Approx Gross Internal Area  
126 sq m / 1361 sq ft



Lower Ground Floor  
Approx 64 sq m / 688 sq ft


Ground Floor  
Approx 63 sq m / 674 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate The portion up to and including ?180,000 0% The portion over ?180,000 up to and including ?250,000 3.5% The portion over ?250,000 up to and including ?400,000 5% The portion over ?400,000 ?400,000 up to and including ?750,000 7.5% The portion over ?750,000 up to and including ?1,500,000 10% The portion over ?1,500,000 12% Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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