



311 Longacres, Brackla
Bridgend, CF31 2DJ



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£225,000 Freehold

4 Bedrooms : 2 Bathrooms : 1 Reception Room

Watts & Morgan are pleased to present to the market this spacious four double bedroom semi-detached town house located in Bridgend. Within walking distance to local amenities and reputable schools. Accommodation comprises; entrance hallway, kitchen/breakfast room, spacious lounge & WC. First floor landing, two double bedrooms and a family bathroom. Second floor landing, master bedroom with a dressing room and En-suite shower room and a further double bedroom. Externally enjoying two car parking spaces, a forecourt style front garden and a rear enclosed south-facing garden with decking area and garden shed beyond. EPC Rating "C."

- Bridgend Town Centre 1.5 miles
- Cardiff City Centre 20.1 miles
- M4 (J36) 3.0 miles

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Summary of Accommodation

GROUND FLOOR

Entrance via a partly glazed composite door into the entrance hall offering tiled flooring, a carpeted staircase to the first floor landing with two under stairs storage cupboards. A two-piece WC serves the ground floor.

The kitchen has been fitted with a range of beech wall and base units with complimentary work surfaces. Integral appliances to remain include; double oven and grill a 4-ring gas hob and extractor fan over, integral dishwasher and fridge freezer. Further features include tiled flooring, a uPVC window to the front elevation, tiled splashback and a one and a half stainless steel sink unit.

The lounge is a light and airy reception room offering continuation of ceramic tiled flooring, a uPVC window to the rear elevation and uPVC French doors provide access to the rear garden.

FIRST FLOOR

The first floor landing offers carpeted flooring and uPVC windows to the front and side elevations.

Bedroom two is a spacious double bedroom offering carpeted flooring, two uPVC windows to the rear elevation and double fitted wardrobes.

Bedroom three is a further double bedroom offering carpeted flooring, triple fitted wardrobes and a uPVC window to the front elevation.

The bathroom has been fitted with a 3-piece suite comprising; panelled bath with shower over, wash-hand basin and WC. Further features include tiled flooring and fully tiled walls.

SECOND FLOOR

The second floor landing offers carpeted flooring, a uPVC window to the side elevation and a cupboard housing the hot water cylinder.

The master bedroom is a fantastic sized double bedroom offering carpeted flooring, two uPVC windows to the front elevation, leading into a dressing room a room with fitted wardrobe space and a loft hatch giving access to the loft space.

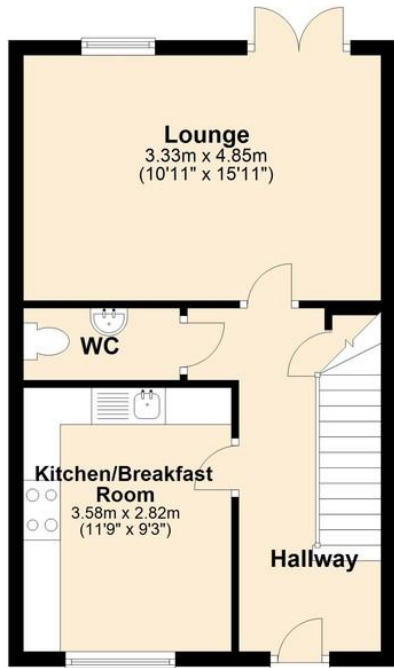
The 3-piece en-suite shower room comprises; walk-in shower cubicle, wash hand basin and WC. Further benefits include tiled flooring and an obscured uPVC window to the rear elevation.

Bedroom two is a further double bedroom offering carpeted flooring and a uPVC window to the rear elevation.



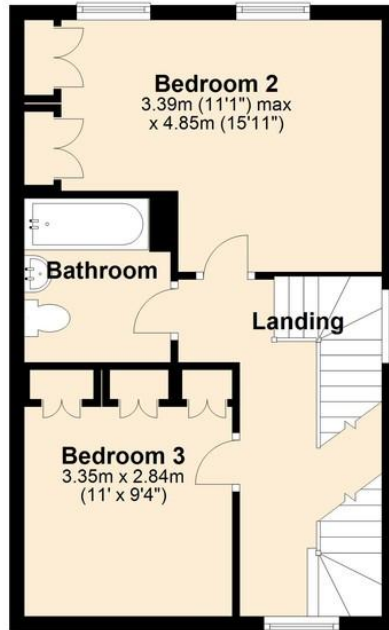
Ground Floor

Approx. 39.2 sq. metres (422.1 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.3 sq. feet)



Second Floor

Approx. 39.2 sq. metres (422.1 sq. feet)



Total area: approx. 117.7 sq. metres (1266.5 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

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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.

GARDENS AND GROUNDS

No. 311 is accessed off the road and offers two car parking spaces to the rear. The forecourt style front garden enclosed by wrought iron fencing and a courtyard gate provides access to the front door.

To the rear of the property lies a south facing garden with a raised decking area and a stone chipping section enclosed by feather edged fencing. The property further offers a garden shed.

SERVICES AND TENURE

All mains services connected. Free hold.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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