



54 The Spinney  
Brackla, Bridgend, CF31 2JE

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## Brackla, Bridgend, CF31 2JE

**£245,000** Freehold

**3 Bedrooms : 1 Bathrooms : 2 Reception Rooms**

Watts & Morgan are pleased to present an extended and well-proportioned three bedroom detached property in the popular development of Brackla with no ongoing chain. Accommodation comprises; entrance porch, hallway, Living/dining room, kitchen/breakfast room, downstairs WC and utility room. First floor landing, three bedrooms and a family bathroom. Externally the property benefits from a low maintenance rear garden, front lawned garden and driveway parking. EPC Rating; 'D'

### Directions

- Bridgend Town Centre 2.3 miles
- Cardiff City Centre 20.2 miles
- M4 (J35) 4.1 miles



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## Summary of Accommodation

### GROUND FLOOR

Entrance via a partially glazed uPVC front door with uPVC side windows and vinyl flooring. The porch leads into a entrance hallway with fully carpeted flooring, stairs leading to the first floor, uPVC window to the side elevation. The hallway offers a storage doakroom and a downstairs WC fitted with a wash hand basin and WC and uPVC window to the side elevation.

The lounge/dining room is a through room fitted with carpeted flooring and uPVC windows to the front and rear elevation. The lounge features a gas central fireplace.

The kitchen/breakfast room has been fitted with a range of wall and base units with laminate work surfaces and tiled flooring. Appliances to remain include 'Neff' oven, 4-ring gas hob with extractor hood and a 'Hotpoint' washer and dryer. The kitchen benefits from a breakfast bar with space for stools and uPVC windows to the rear and front elevations.

The kitchen leads into the extended utility room which features partially tiled walls, tiled flooring, uPVC window to the side elevation and uPVC door leading out to the garden.

### FIRST FLOOR

The first-floor landing features carpeted flooring, uPVC window to the side elevation, loft hatch to fully boarded loft space with pull-down ladder and a built-in airing cupboard which hosts the 'Vaillant' combi boiler.

Bedroom One is a generous double room with carpeted flooring, fitted wardrobes and uPVC window to the rear elevation.

Bedroom Two features carpeted flooring, uPVC window to the front elevation and fitted wardrobes.

Bedroom Three is a comfortable single bedroom with carpeted flooring, uPVC window to the front elevation and a fitted storage cupboard over the stairs.

The bathroom has been fitted with a 3-piece suite comprising, panel bath with overhead shower, pedestal sink and low-level WC. Other features include vinyl flooring, uPVC window to the rear elevation and fully tiled walls.



### 54 The Spinney, Brackla, -

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

The property is situated at the head of the cul-de-sac and is accessed via a shared drive with the neighbouring property onto a private driveway.

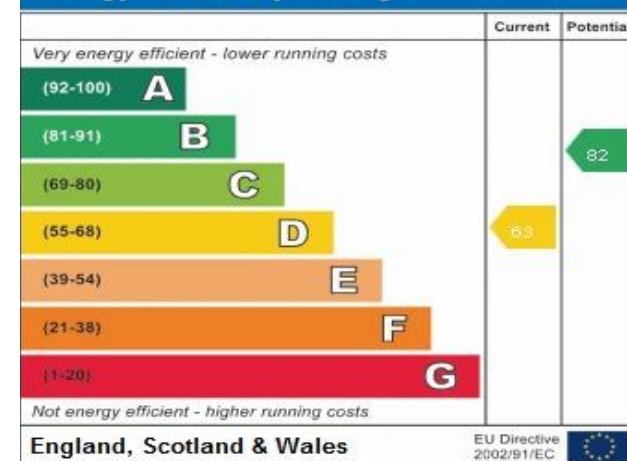
To the front of the property is a lawned garden with mature shrubs and side access into the rear garden.

To the rear of the property is a predominantly paved low maintenance garden with raised flowerbeds enjoying a private outlook. The garden houses a timber-built dog kennel and shed.

### SERVICES AND TENURE

All mains services connected. Freehold.

### Energy Efficiency Rating



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