



Garwood, 19 Kimberley Court  
Brackla, Bridgend, CF31 2AA

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£155,000 Freehold

## 3 Bedrooms : 1 Bathrooms : 1 Reception Rooms

A spacious three bedroom end of terrace property situated within a convenient location to local amenities, road and rail links. Being sold with no ongoing chain. The accommodation comprises entrance hall, lounge, kitchen/diner. First floor landing, three bedrooms and family bathroom. Externally the property benefits from a corner plot offering private driveway parking and rear enclosed low maintenance garden. EPC Rating "D"

### Directions

- Bridgend Town Centre 0.8 miles
- Cardiff City Centre 20.1 miles
- M4 (J35) 2.1 miles



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## Summary of Accommodation

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### GROUND FLOOR

The property is accessed via a uPVC door with glazed side panel adjacent into entrance hallway with carpeted staircase to first floor landing, laminate flooring and under stairs cupboard. The lounge is a sizeable reception room with a freestanding electric fire, laminate flooring, uPVC window to the front elevation. The open plan kitchen/diner has been fitted with a range of wall and base shaker style units with roll top laminate work surfaces, space for freestanding oven, washing machine, tumble dryer and dishwasher. The kitchen opens into dining area with further features to include wall mounted 'Vaillant' combi boiler, ceramic floor tiles, tiled splashback and uPVC double doors and window opening out to the rear garden.



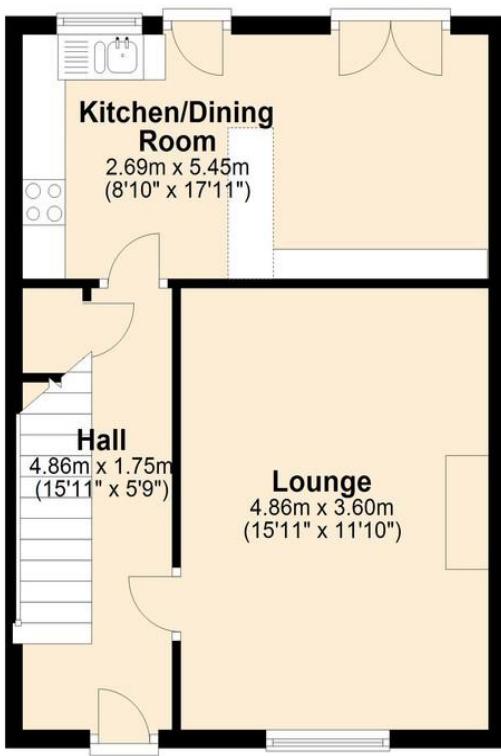
### FIRST FLOOR

The first floor landing offers carpeted flooring, access to loft hatch, built-in airing cupboard with shelving. Bedroom one is a double bedroom with uPVC window to the front elevation, carpeted flooring and ample space for freestanding bedroom furniture. Bedroom two is a further double bedroom with uPVC window to the rear elevation, carpeted flooring and ample space for freestanding furniture. Bedroom three is a good size single bedroom with uPVC window to the front elevation and carpeted flooring. The family bathroom has been fitted with a 3-piece white suite comprising low level dual flush WC, pedestal sink, panelled bath with shower over. Further features include tiled flooring, tiled to walls and uPVC obscured glazed window to the rear elevation.

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## Ground Floor

Approx. 41.7 sq. metres (448.7 sq. feet)



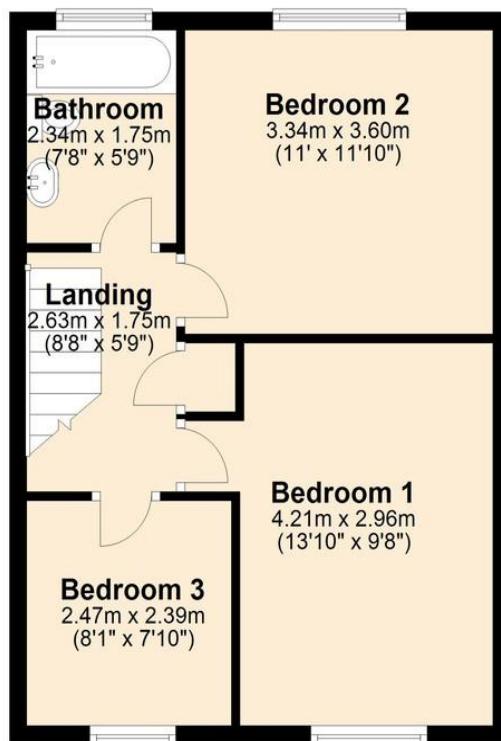
Total area: approx. 83.4 sq. metres (897.5 sq. feet)

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

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.

## First Floor

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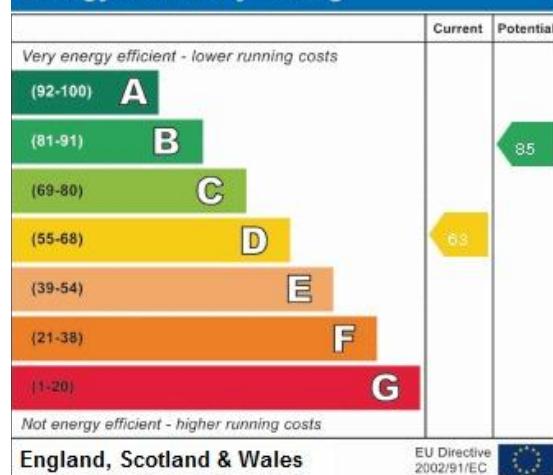
## GARDENS AND GROUNDS

No.19 Kimberley Court occupies a corner plot and benefits from a double private driveway with gravelled side garden offering additional parking space if required, while to the rear of the property is an enclosed low maintenance garden featuring patio area and gravelled garden.

## SERVICES AND TENURE

All mains services connected. Freehold.

## Energy Efficiency Rating



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