



5 Badgers Mead
Brackla, Bridgend, CF31 2PZ

WATTS & MORGAN 160 YEARS

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£195,000 Freehold

3 Bedrooms : 1 Bathrooms : 1 Reception Rooms

Offering to the market this well proportioned 3 bedroom semi-detached property situated in a popular location in Brackla. Within close proximity to Bridgend Town Centre, local shops and amenities and Junction 36 of the M4. Accommodation comprises; entrance hallway, lounge, kitchen/breakfast room and cloakroom. First floor, 2 double bedrooms, 1 single bedroom and family bathroom. Externally enjoying a private driveway, single garage, front lawned garden and rear enclosed garden. EPC Rating; 'C'

Directions

- Bridgend Town Centre 3.2 miles
- Cardiff City Centre 21.2 miles
- M4 (J36) 2.8 miles

Your local office: Bridgend

T 01656 644288

E bridgend@wattsandmorgan.wales





Summary of Accommodation

GROUND FLOOR

Accessed via a uPVC front door leading into the entrance hallway with laminate flooring. The ground floor WC has been fitted with a 2-piece white suite comprising of a low-level WC, wall-mounted wash hand basin and an obscured uPVC window to the front. The lounge is a spacious reception room offering laminate flooring and uPVC windows to the front. The kitchen/breakfast room has been comprehensively fitted with a range of wall and base units and complementary laminate work surfaces. Integral appliances to remain; 4-ring induction hob, oven, grill and stainless-steel extractor fan. Space is provided for a freestanding fridge/freezer and an appliance. Space is provided for freestanding dining furniture. Further features include tiled flooring, uPVC windows to the rear and double doors lead out onto the rear garden.

FIRST FLOOR

The first-floor landing offers carpeted flooring, internal airing cupboard with fitted shelving and provides access to the loft hatch. Bedroom One is a good size double bedroom situated to the rear of the property with windows overlooking the garden. Offers carpeted flooring and built-in wardrobes. Bedroom Two is a further double bedroom with carpeted flooring, built-in storage, and windows to the front. Bedroom Three is a comfortable single bedroom with carpeted flooring and windows to the rear. The family bathroom has been fitted with a 3-piece suite comprising of a panelled bath with overhead shower, pedestal sink and low-level WC. Further features include vinyl flooring, partially tiled walls, and obscured uPVC windows to the front.

GARDENS AND GROUNDS

No. 5 is accessed off Badgers Mead. To the front of the property is a private driveway providing off road parking for multiple vehicles leading to the single garage. The front of the property offers a lawned garden whilst the rear garden features a fully enclosed tiered garden consisting of large patio area ideal for outdoor furniture and a raised lawned area with separate shed. The rear garden also provides access through a fully glazed door into the single garage.

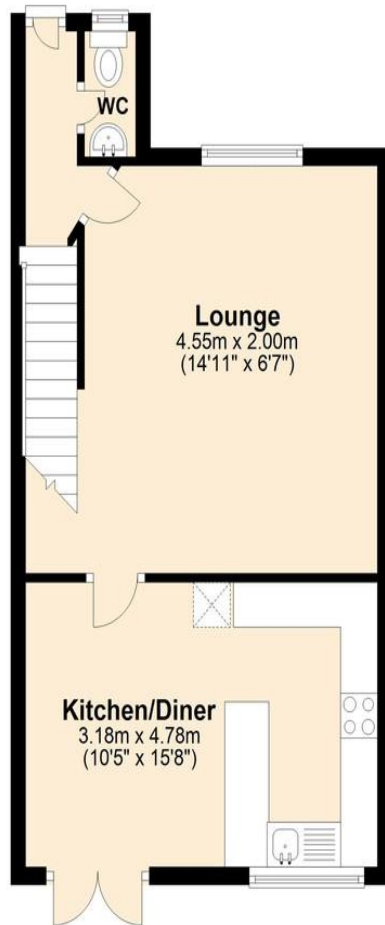
SERVICES AND TENURE

All mains' services connected. Freehold.



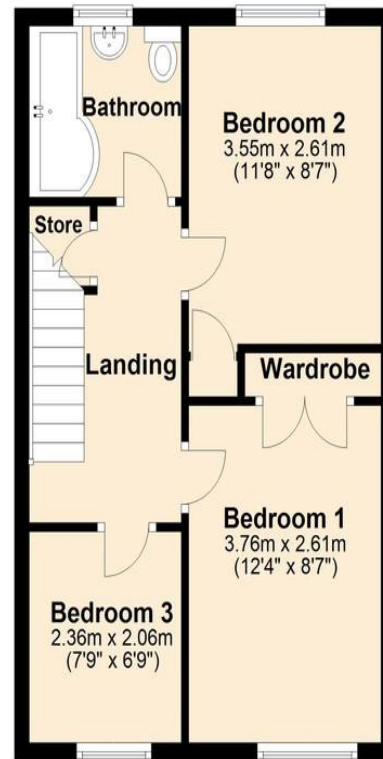
Ground Floor

Approx. 39.7 sq. metres (426.8 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.5 sq. feet)



Total area: approx. 77.9 sq. metres (838.4 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	72	
(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

Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



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wattsandmorgan.wales

