



**61 Georgian Way, Brackla,  
Bridgend, CF31 2EY**

**WATTS & MORGAN** 160 YEARS

## 61 Georgian Way, Brackla, Bridgend, CF31 2EY

**£142,950** Freehold

### 3 Bedrooms : 1 Bathroom : 1 Reception Room

Watts & Morgan have to offer to the market this extended four bedroom semi-detached property located in a popular cul-de-sac in Brackla. Within walking distance to reputable schools, The Triangle Shopping Precinct and close proximity to J35/J36 of the M4. Accommodation comprises; entrance hallway, lounge, inner hallway with shower room, study/utility, kitchen, ground floor double bedroom. First floor landing, three bedrooms and a 3-piece family bathroom. Externally providing off-road parking and a tiered south facing rear garden. No ongoing chain. EPC RATING; 'C'.

- Bridgend Town Centre 1.8 miles
- Cardiff City Centre 20.7 miles
- M4 (J36) 2.4 miles

**Your local office: Bridgend**

T 01656 644288

E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)





## Summary of Accommodation

### GROUND FLOOR

Entrance via a uPVC glazed door into the Hallway offering a carpeted staircase to the first floor landing.

The Lounge is a generous size reception room offering a uPVC bay window to the front elevation, carpeted flooring and a central feature to the room is the electric fireplace.

Leading into an inner Hallway which offers space for storage under stairs, a uPVC courtesy door provides access to the front of the property and leads into a 2-piece Shower Room.

The Study / Utility Room forms part of the extension and is a versatile space providing plumbing for utilities, ceramic tiled flooring and a uPVC window to the side.

The Kitchen has been fitted with a range of cream wall and base units with laminate work surface. Space is provided for a large freestanding gas cooker and space for a freestanding fridge freezer. Plumbing is provided for appliances. Benefitting from; a uPVC glazed door providing access to the rear patio, stainless steel sink unit and ceramic tiled flooring.

A double bedroom is located to the ground floor and provides uPVC French doors out to the rear garden and carpeted flooring. The wall mounted 'Worcester' combi boiler is located here.

### FIRST FLOOR

The Landing offers a uPVC window to the side elevation, a loft hatch gives access to the loft space and carpeted flooring.

Bedroom One is a generous size double room providing exposed timber floorboards, an alcove for storage and a uPVC window to the front elevation.

Bedroom Two is another good size double room with ample space for freestanding furniture and a uPVC window to the rear.

Bedroom Three is a single bedroom with a uPVC window to the front and fitted storage space over stairs.

The Bathroom has been fitted with a 3-piece suite providing; panelled bath with hand held shower over, wash hand basin and WC. Presenting fully tiled walls, a uPVC window to the rear and ceramic tiled flooring.

### GARDENS & GROUNDS

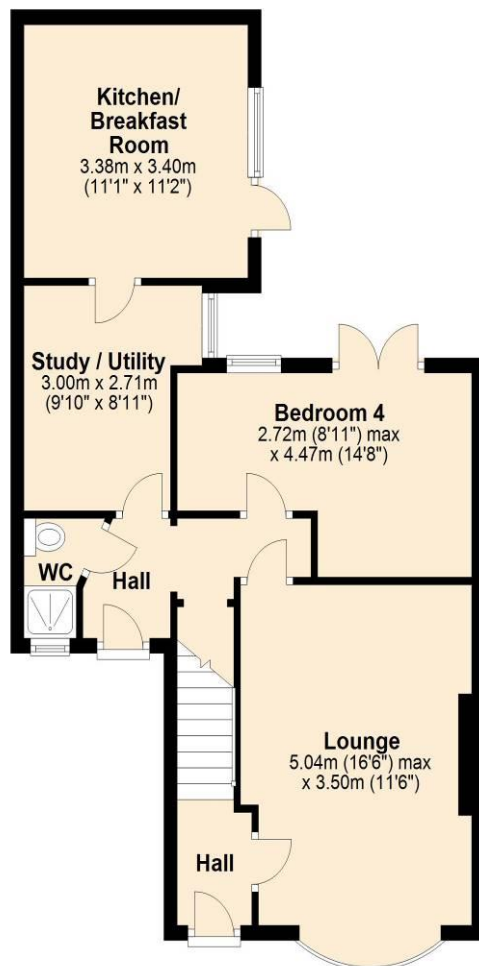
No.61 is approached off a small cul-de-sac onto a concrete driveway providing off road parking for one vehicle with a courtesy gate leading to the side of the property.

To the rear lies a fully enclosed south facing garden set on two levels; the first tier offering a patio area with steps leading onto an additional patio with timber storage shed to remain.



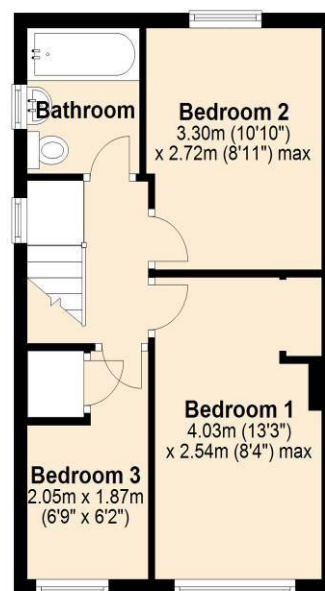
## Ground Floor

Approx. 56.2 sq. metres (604.6 sq. feet)



## First Floor

Approx. 32.2 sq. metres (346.9 sq. feet)

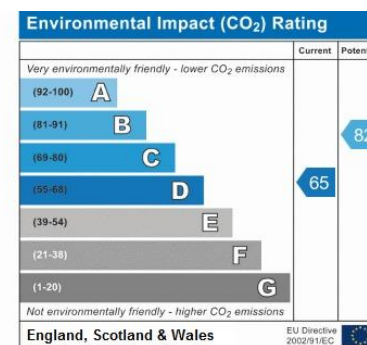
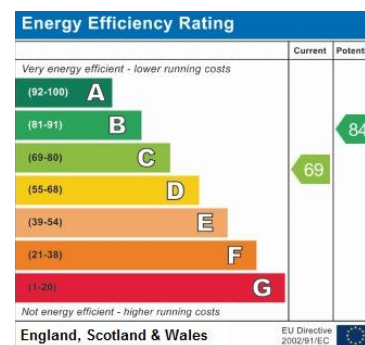


Total area: approx. 88.4 sq. metres (951.5 sq. feet)

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.

## SERVICES & TENURE

All main services connected. Freehold.



### Bridgend

T 01656 644 288

E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)

### Cowbridge

T 01446 773 500

E [cowbridge@wattsandmorgan.wales](mailto:cowbridge@wattsandmorgan.wales)

### Penarth

T 029 2071 2266

E [penarth@wattsandmorgan.wales](mailto:penarth@wattsandmorgan.wales)

### London

T 020 7467 5330

E [london@wattsandmorgan.wales](mailto:london@wattsandmorgan.wales)



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

