



12 Kimberley Court, Coychurch Road
Brackla, Bridgend, CF31 2AA



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£129,950 Freehold

2 Bedrooms : 1 Bathroom : 1 Reception Room

Watts & Morgan are pleased to present to the market this immaculately presented two bedroom end of terrace property located in Brackla. Within walking distance to Bridgend Town Centre, The Triangle Shopping Centre and Tremains Primary School. Accommodation comprises; entrance hall, lounge/dining room & kitchen. First floor landing, double bedroom, single bedroom and a family bathroom. Externally providing a private driveway with space for one vehicle with an additional parking space to the side of the property and a rear garden with patio area ideal for garden furniture. EPC Rating 'D.'



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- Bridgend Town Centre 0.7 miles
 - Cardiff City Centre 19.8 miles
 - M4 (J36) 2.6 miles
-

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Summary of Accommodation

GROUND FLOOR

Entrance via a partly glazed uPVC door into the welcoming entrance hall offering carpeted flooring, a carpeted staircase to first floor landing and space for coats.

The lounge/dining room offers carpeted flooring, a uPVC window to the front and side elevation, an under-stairs storage cupboard and ample space for free standing furniture.

The kitchen has been fitted with a range of high gloss wall and base units with vinyl work surfaces. Integral appliances to remain include; oven and grill, 4-ring gas hob with extractor fan over. Space and plumbing has been provided for white goods. Further features include vinyl flooring, tiled splashback, a uPVC window to the rear elevation and a uPVC courtesy door provides access to the rear elevation. A cupboard houses the boiler and space has been provided for a free-standing fridge/freezer.

FIRST FLOOR

The first floor landing offers carpeted flooring and a loft hatch giving access to loft space.

Bedroom one is a good size double bedroom offering carpeted flooring, double fitted wardrobe space and a uPVC window to the front elevation.

Bedroom two is a single bedroom offering carpeted flooring, uPVC windows to the side and rear elevation and space for free standing furniture.

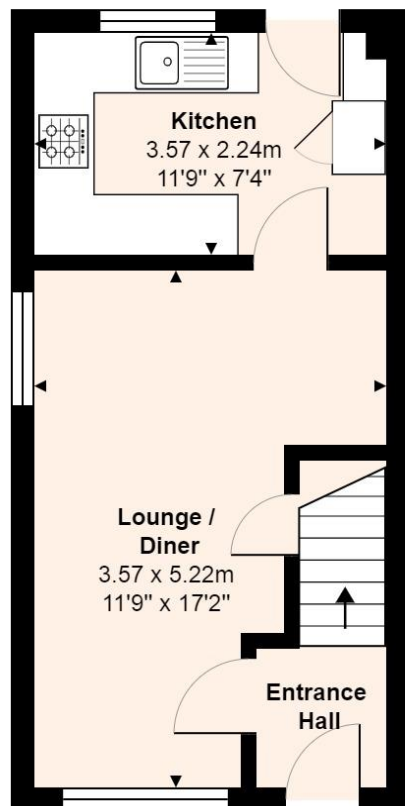
The bathroom has been fitted with a 3-piece suite comprising; panelled bath with shower over, wash hand basin and WC. Further features include fully tiled walls, vinyl flooring and an obscured uPVC window to the rear elevation.

GARDENS & GROUNDS

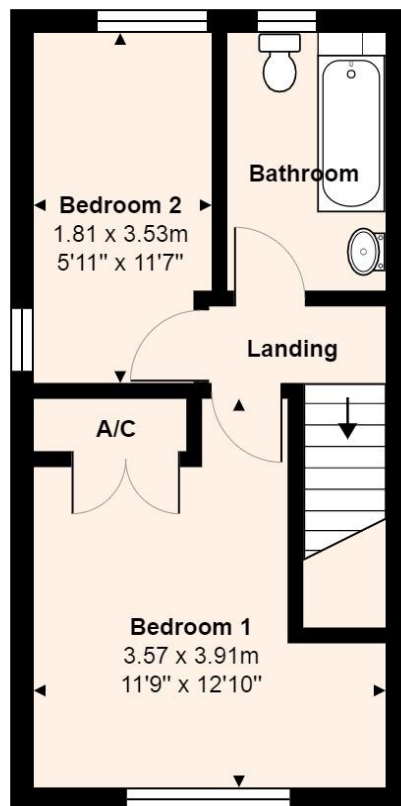
Externally providing a private driveway with space for one vehicle and an additional parking space to the side of the property. The rear garden enjoys a patio area ideal for garden furniture and steps lead to a stone chippings section enclosed by a brick wall. A courtesy gate provides access to the front of the property.

SERVICES & TENURE

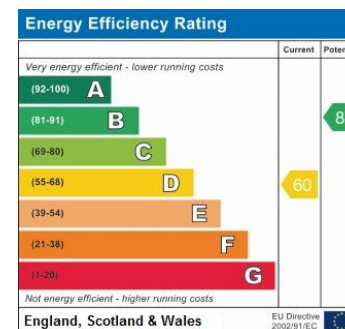
All mains services connected. Freehold.



Ground Floor



1st Floor



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.

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