

32 Ashbrook

Brackla, Bridgend, CF31 2AT

WATTS & MORGAN 160 YEARS

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£134,950 Freehold

2 Bedrooms : 1 Bathrooms : 2 Reception Rooms

A well proportioned semi-detached property situated in the popular development of Brackla offering close proximity to amenities, road and rail links. Being sold with no on-going chain. The accommodation comprises; entrance hall, lounge, dining room, kitchen, two double bedrooms and a family bathroom. Externally the property benefits from a sizeable private drive, front lawned garden, rear paved and lawned garden with southerly aspect and garden shed. EPC Rating "D".



Directions

- Bridgend Town Centre 1.6 miles
- Cardiff City Centre 20.1 miles
- M4 (J36) 3.1 miles





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Summary of Accommodation

GROUND FLOOR

Accessed via a uPVC partially glazed front door into entrance hall with carpeted staircase leading to first floor landing.

Lounge is a spacious reception room with uPVC window to the front elevation and carpeted flooring. Providing ample space for freestanding living room furniture.

Dining Room features carpeted flooring and uPVC sliding doors providing access to the rear garden.

The kitchen has been fitted with wall and base units with roll top laminate work surfaces. Integral appliances to remain include; 'Lamona' electric oven and 4-ring gas hob with extractor fan above, space and plumbing is available for a freestanding fridge freezer and washing machine. The 'Ferroli' combi boiler is located in the kitchen cupboard. Further features include; vinyl flooring, tiled splashbacks and uPVC window to the rear elevation.

FIRST FLOOR

Landing features a uPVC window to the side elevation, loft hatch to loft space.

Bedroom One is a sizeable double bedroom with a uPVC window to the front elevation and carpeted flooring.

Bedroom Two is a further well-proportioned double bedroom with carpeted flooring and uPVC window to the rear elevation enjoying open views

Family Bathroom has been fitted with a 3-piece white suite comprising low level dual flush WC, pedestal sink and panelled bath with shower over. Further benefits from vinyl flooring, uPVC obscured glazed window to the rear elevation and partially tiled walls.

GARDENS AND GROUNDS

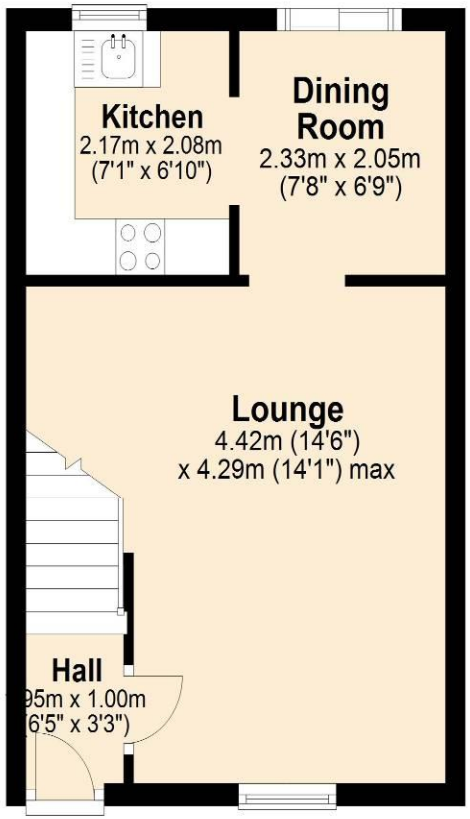
32 Ashbrook is approached off the road onto a sizeable private drive offering ample parking and a front lawned garden. The rear garden is paved and lawned benefitting from a garden shed and enjoying a southerly aspect.

SERVICES & TENURE

All mains services are connected to the property. Freehold.

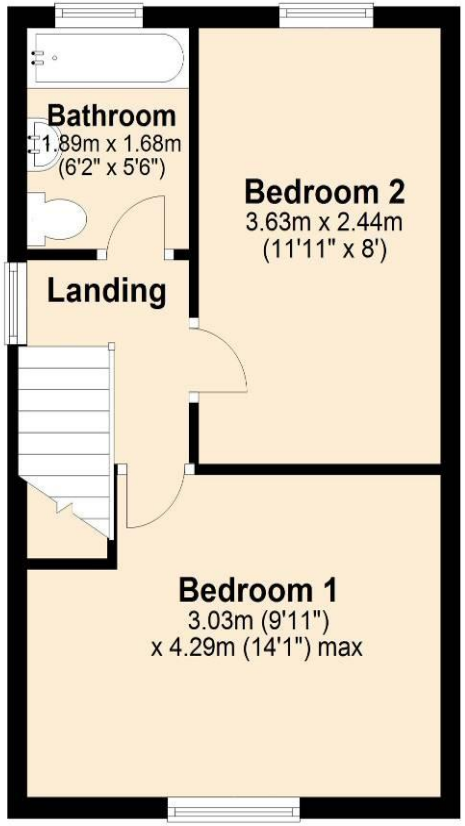
Ground Floor

Approx. 28.9 sq. metres (311.1 sq. feet)



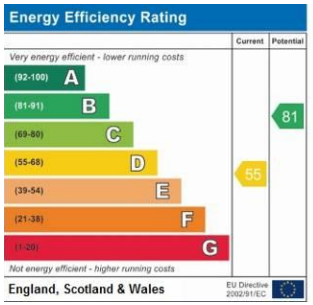
First Floor

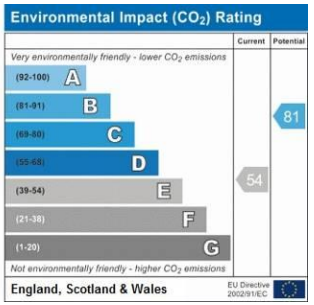
Approx. 29.6 sq. metres (318.5 sq. feet)



Total area: approx. 58.5 sq. metres (629.5 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.

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