



47 Longacres

Brackla, Bridgend, CF31 2DD.

£159,950 - Freehold

- A Well Presented Mid Terraced Town House.
- Being Sold With No Onward Chain.
- Conveniently Located For Access To Local Amenities & Transport Links.
- Entrance Hall, Kitchen/Diner, Study, Cloakroom.
- First Floor Landing, Lounge, Master Bedroom With En-Suite.
- Second Floor Landing, Three Further Bedrooms And A Family Bathroom.
- Lawned Front Garden & A Low Maintenance Rear Garden.
- Off-Road Parking And A Garage.
- EPC Rating: C.

Bridgend Town Centre – 1.6 miles

M4 (J35 & 36) – 3.0 miles

Cardiff City Centre – 20.0 miles

Swansea City Centre – 24.6 miles

(All distances are approximate)



The Property

Enter through an obscured double glazed composite door into the Entrance Hall which benefits from laminate flooring with a recessed mat well and a carpeted staircase leading to the First Floor Landing. Spanning the rear of the property, the Kitchen/Diner has been fitted with a range of base and wall units with roll top laminate work surface and an inset bowl and a half drainer sink. Integrated appliances to remain include; a 'Zanussi' electric oven & grill and a 'Zanussi' four ring gas hob with extractor hood over. Space and plumbing has been provided for freestanding white goods. The Kitchen/Diner further benefits from a continuation of the laminate flooring from the Entrance Hall, tiled splashbacks, a double glazed uPVC window to the rear elevation and double glazed uPVC sliding patio doors leading to the rear garden. Located to the front of the property, the Study provides additional reception space and benefits from laminate flooring, an understairs storage cupboard and a double glazed uPVC window to the front elevation. Serving the ground floor accommodation, the Cloakroom has been fitted with a two piece white suite comprising; a corner hand basin with tiled splashback and low level dual flush WC.

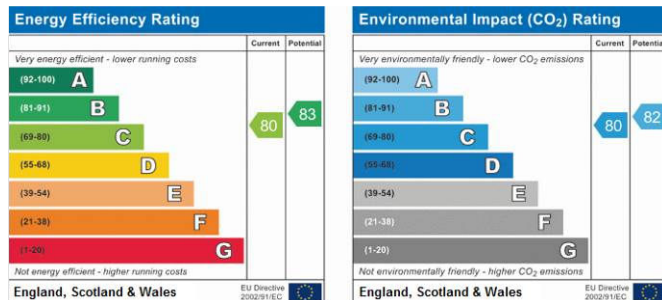
The First Floor Landing is accessed via a carpeted staircase from the Entrance Hall and benefits from a continuation of the carpeted flooring, an airing cupboard housing a hot water tank and linen storage and a carpeted staircase leading to the Second Floor Landing. Located to the rear of the property, the Lounge is a spacious reception room which offers carpeted flooring and two double glazed uPVC windows to the rear elevation. Spanning the front of the first floor, the Master Bedroom is a spacious double bedroom enjoys carpeted flooring, a range of built-in wardrobes and two double glazed uPVC windows to the front elevation. A door leads to an En-Suite which has been fitted with a three piece white suite comprising; a shower enclosure with thermostatic shower over, a pedestal wash basin with tiled splashback and a low level dual flush WC.

The Second Floor Landing is accessed via a carpeted staircase from the First Floor Landing and benefits from a continuation of carpeted flooring and a loft hatch providing access to the loft space. Bedroom Two is a spacious double bedroom located to the front of the property which offers a range of built-in wardrobes, carpeted flooring and two double glazed uPVC windows to the front elevation. Located to the rear of the property, Bedrooms Three and Four enjoy carpeted flooring and a double glazed uPVC window to the rear elevation. The Family Bathroom has been fitted with three piece suite comprising; an L-Shaped bath with thermostatic shower over, a pedestal wash basin and a low level dual flush WC.

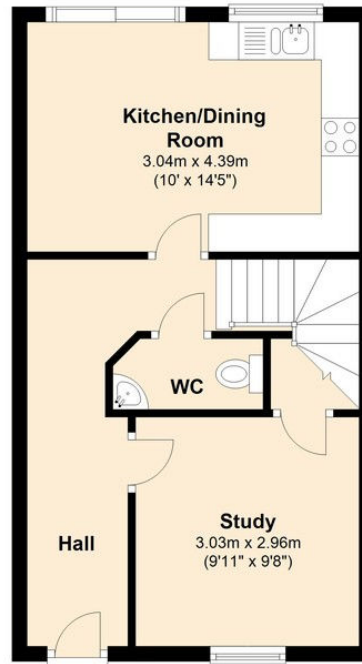
To the front of the property is a garden which has been predominantly laid to lawn with borders planted with a variety of mature shrubbery. A paved pathway leads to the front entrance door. A driveway provides off-road parking for several vehicles and leads to a Detached Garage. To the rear of the property is a landscaped garden which has been laid with paved patio area providing ample space for outdoor entertaining and dining, a low maintenance artificial lawn with gravelled borders and a timber decked area providing a further entertaining space.



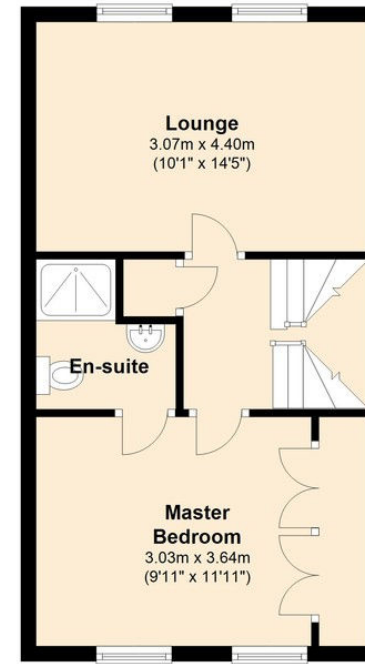
Floorplan & EPC



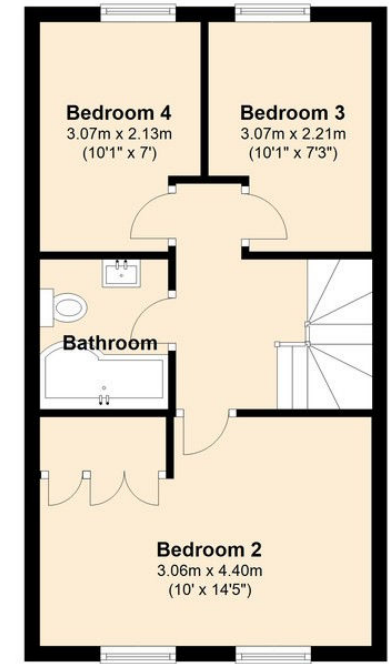
Ground Floor



First Floor



Second Floor



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



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Although these particulars, together with photographs and floor plans are intended to give a fair description of the property, they do not form any part of a contract. The vendors, their agents, Watts and Morgan and persons in their employ do not give a warranty whatever in relation to this property. All measurements are approximate. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Watts and Morgan.

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