



10 Badgers Mead, Brackla,
Bridgend, CF31 2PZ



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£119,950 Freehold

2 Bedrooms : 1 Bathroom : 2 Reception Rooms

Watts & Morgan are pleased to offer to the market this two bedroom end of terrace property located in a popular development in Brackla. An ideal first time purchase/investment buy. Within walking distance to reputable schools, local amenities and the Triangle Shopping Precinct. Accommodation comprises; entrance hallway opening into modern fitted kitchen, lounge/diner with patio doors, converted garage/sitting room. First floor landing, two bedrooms with built-in wardrobes and a 3-piece family bathroom. Externally enjoying off-road parking for 2 vehicles and a fully enclosed private rear garden. EPC Rating 'C'.

- Bridgend Town Centre 1.8 miles
 - Cardiff City Centre 21.9 miles
 - M4 (J36) 1.7 miles
-

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Entrance via a uPVC door into the entrance Hallway providing ceramic tiled flooring and an archway opens into the Kitchen.

The modern fitted Kitchen offers a range of high gloss cream wall and base units with integral wine rack. Providing an integral 4-ring gas hob with oven, grill and extractor hood over. Space for a tall fridge freezer and plumbing is provided for an appliance. Further benefits include; a wall mounted 'Viessmann' combi boiler, continuation of ceramic tiled flooring, a 'Franke' stainless steel sink unit and a uPVC window to the front elevation.

The Lounge enjoys uPVC sliding patio doors onto the rear patio area, luxury vinyl tiled flooring and a carpeted staircase leads to the first floor.

Accessed from lounge lies the converted integral garage /Dining Room which offers a versatile use with wall-mounted gas heater, carpeted flooring and a uPVC courtesy door provides access onto the rear garden.

FIRST FLOOR

The Landing provides a loft hatch giving access to the loft space, fitted carpet and a neutral décor.

The Master Bedroom is located to the rear of the property and is a generous size double room presenting a uPVC window and double built-in wardrobes.

Bedroom Two is a spacious single room presenting a neutral décor, a uPVC window to the front elevation and two fitted storage cupboards - one with shelving and one with hanging rail.

The Family Bathroom comprises a 3-piece white suite to include; panelled bath with 'Triton' electric shower over, wash-hand basin and WC. Featuring; partly tiled walls, a uPVC window to the front elevation and vinyl floor covering.

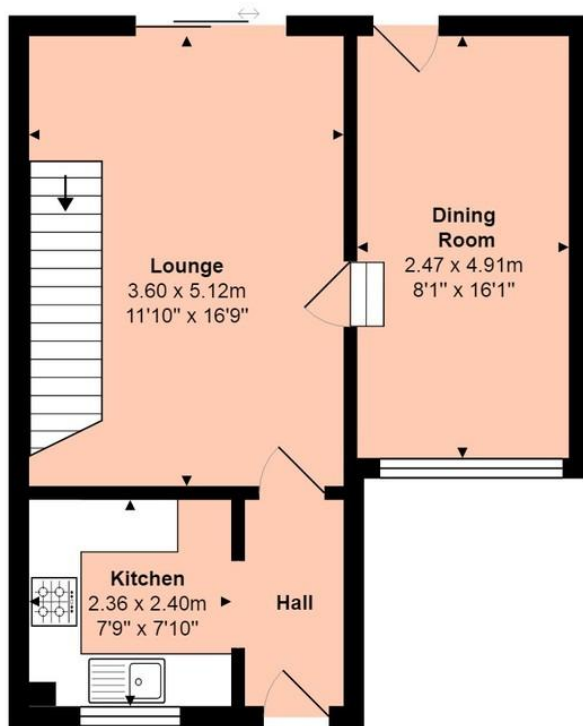
GARDENS AND GROUNDS

No.10 is approached off a small cul-de-sac onto a tarmac driveway providing off-road parking for 2 vehicles. The front garden is predominantly laid to lawn with shrub borders. To the rear of the property lies a fully enclosed private garden with patio area with lawned section and a storage shed to remain.

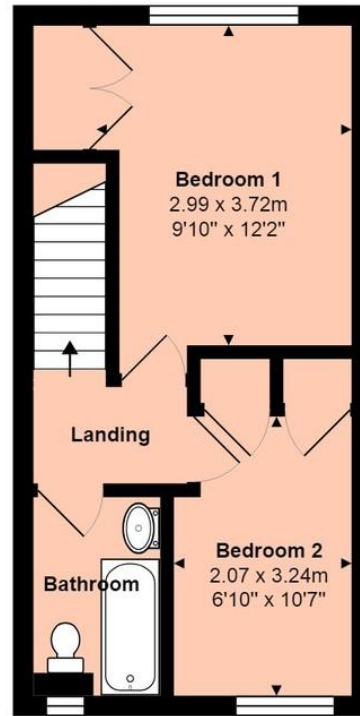
SERVICES AND TENURE

All mains services connected. Freehold.



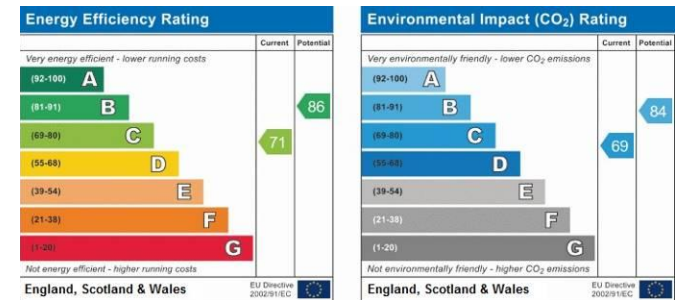


Ground Floor



1st Floor

10 Badgers Mead
Total Area: 67.3 m² ... 725 ft²
All measurements are approximate and for display purposes only



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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