

Longacres, Bridgend

£94,950

Daniel Matthew Estate Agents are pleased to offer for sale this well presented top floor one bedroom property located in Longacres. Within walking distance to local amenities of Brackla and Bridgend town centre, close to local transport links. Offered with no ongoing chain. Property comprises entrance hall, open plan lounge/kitchen/diner, bedroom and shower room. Benefits from parking to rear. Viewing recommended. Call today to arrange an appointment.



Entrance Hall

Enter via front door into hallway. Plain ceiling, plain walls, laminate flooring, two storage cupboards one with plumbing for washing machine. Doors leading to all rooms.

Open Plan Lounge/Kitchen/Diner

(19'6 x 10'4) or (5.94m x 3.15m)

UPVC double glazed window to side aspect, UPVC French doors with Juliet balcony. Plain ceiling, plain walls, laminate flooring. Range of base units with complementary worktops, stainless steel sink and drainer with mixer tap over, integrated electric oven and hob, space for fridge/freezer, electric heater.

Bedroom

(12'3 x 7'9) or (3.73m x 2.36m)

UPVC double glazed window to side aspect. Plain ceiling, plain walls, laminate flooring, electric heater.

Shower Room


Plain ceiling, plain walls, shower cubicle with electric shower, pedestal wash hand basin, low level WC, vinyl flooring.

Outside

Undercover parking space to rear.

Communal recycling area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.