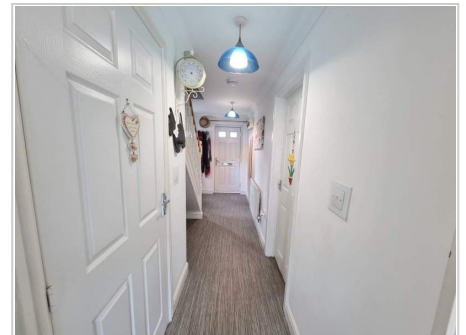


195 Longacres  
Bridgend  
Bridgend County  
CF31 2DE

£239,950



- THREE BEDROOM TOWN HOUSE
- KITCHEN/DINER, WC, GARAGE ROOM TO THE GROUND FLOOR
- SECOND FLOOR HAS A DOUBLE BEDROOM, LOUNGE AND BATHROOM
- TOP FLOOR HAS A SPACIOUS PRIMARY AND EN SUITE
- SECOND DOUBLE ON THE TOP FLOOR
- ENCLOSED LANDSCAPED GARDEN
- DRIVE
- NESTED AWAY FROM THE MAIN ESTATE
- CLOSE TO LOCAL AMENITIES, M4 AND RAIL LINKS

**Ref: PRA10874**

Viewing Instructions: Strictly By Appointment Only

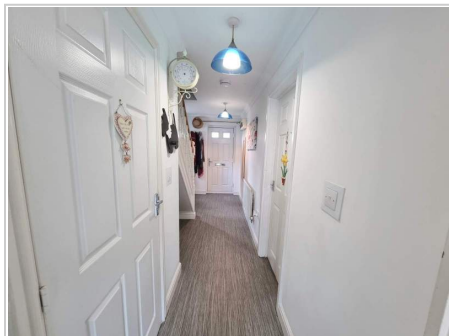
## General Description

\* THREE BEDROOM TOWNHOUSE \* Daniel Matthew are pleased to offer for sale this three bedroom townhouse. Comprising kitchen/diner room wc and garage room to the ground floor. To the first floor a lounge, double bedroom and family bathroom. On the second floor a generous Master with en-suite and second double bedroom. Further benefits off road parking, Garage has potential to be a bedroom/sitting room or office etc with patio doors to the front and internal door accessed from the spacious hallway. Enclosed landscaped low maintenance rear garden, Must to view to appreciate the room sizes and is nested away from the main estate. Close to local amenities, M4 and excellent rail access.

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## Accommodation

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### Entrance

Enter via Composite door into a bright and spacious hallway, plain ceiling, plain walls, vinyl flooring, radiator, side UPVC double glazed window, access to the staircase and ground floor rooms.

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### Kitchen/ Diner

UPVC french doors and window to rear aspect, range of wall and base units with complimentary worktops, stainless steel sink and mixer tap, gas hob with extractor over, raised double oven, space for a washing machine, plain walls, plain ceiling, laminate flooring, radiator and wall of additional units which could be removed to make space for a table.

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### Garage

UPVC sliding doors to front aspect, plain walls, plain ceiling, power, light and internal door accessed from the hall, presently a sewing workshop but could be easily converted to many different spaces.

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### WC

Downstairs cloakroom with a low level WC, pedestal wash hand basin, radiator, plain walls, plain ceiling, vinyl flooring.

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## Landing

Plain walls, plain ceiling, carpet flooring, radiator and access to first floor rooms.

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## Lounge

Spacious room with two UPVC double glazed window to front aspect, plain walls, plain ceiling, radiator and lvt flooring.

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## Bathroom

Family bathroom with a panel bath with shower over, pedestal wash hand basin, low level WC , tile wall, plain and tile walls, plain ceiling and radiator.

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## Bedroom Three

Double Room with two UPVC double glazed window to front aspect, plain walls, plain ceiling, radiator and vinyl flooring.

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## Landing Two

Plain walls, plain ceiling, vinyl flooring, radiator, airing cupboard and access to second floor rooms.

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## Bedroom One

Spacious room with two UPVC double glazed window to front aspect, plain walls, plain ceiling, radiator, double fitted storage and carpet flooring.

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## En Suite

En suite with a shower cubicle, pedestal wash hand basin, low level WC , tile wall, plain and tile walls, plain ceiling and radiator.



## Bedroom Two

Spacious room with two UPVC double glazed window to front aspect, plain walls, plain ceiling, radiator, double fitted storage and laminate flooring.



## Outside

FRONT- Parking space and path and decorative stones.

REAR- Landscaped garden with fence boundary, low maintenance patios and rear gate access, outside tap and garden shed to remain. Area for seating and entertaining.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C76

## Tenure

We are informed that the tenure is Freehold

Length of lease: .

## Ground Rent

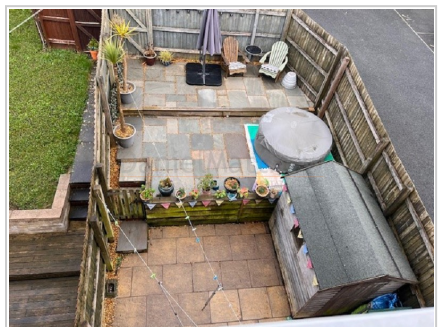
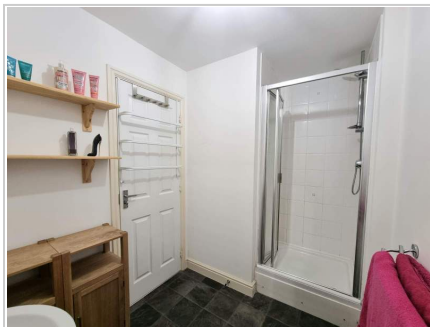
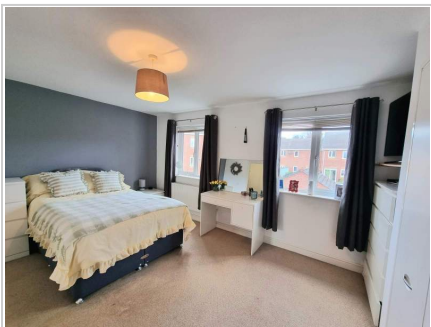
## Service Charge

## Council Tax

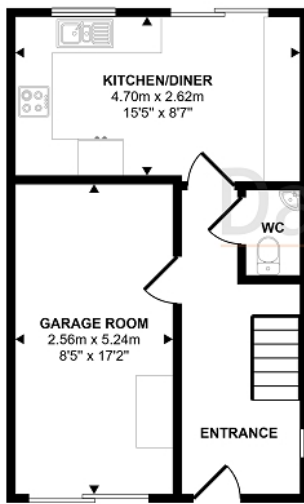
Band Not Specified

Deposit: £0.00

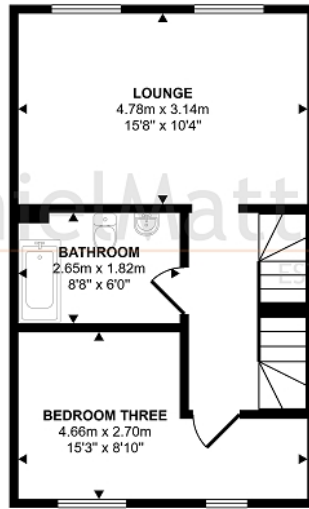




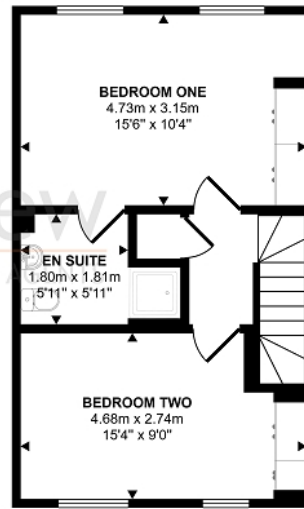
Approx Gross Internal Area  
113 sq m / 1213 sq ft



Ground Floor  
Approx 37 sq m / 403 sq ft



First Floor  
Approx 38 sq m / 406 sq ft



Second Floor  
Approx 38 sq m / 404 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

*Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.*