



47, Tremains Court
Bridgend, CF31 2SR

Watts
& Morgan

47 Tremains Court

Brackla, Bridgend CF31 2SR

£179,950 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Offering to the market this ideal first time purchase or investment property. A well proportioned three bedroom mid-terraced property situated in a popular location in Brackla. Conveniently located within walking distance of The Triangle Shopping Centre, local schools, shops and amenities. Great access to both Bridgend Town Centre and Junction 36 of the M4. Being sold with no onward chain. Accommodation comprises of entrance hall, open plan lounge/dining room, kitchen. First floor landing, two double bedrooms, single bedroom and bathroom. Externally the property benefits from allocated off-road parking space and a rear garden. EPC Rating "C". Chain Free.

Directions

* Bridgend Town Centre - 1.5 Miles * Cardiff City Centre - 20.5 Miles * J36 of the M4 - 3.0 Miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Accessed via a partly glazed uPVC front door leading into the entrance hallway with laminate flooring and carpeted staircase to the first floor.

The open plan living/dining room is a spacious reception room with laminate flooring, windows overlooking the front and patio doors opening out onto rear patio area. There is ample space for both freestanding lounge and dining furniture.

An arch leads into the kitchen which has been comprehensively fitted with a range of coordinating wall and base units and complementary laminate work surfaces over with tiled splashbacks, tiled flooring, window to the rear and a partly glazed uPVC door out to the rear garden. All appliances are freestanding so space for a freestanding oven and hob, freestanding fridge freezer and plumbing and space provided for a further appliance.

FIRST FLOOR

The first floor landing offers carpeted flooring, access to the loft hatch and a built-in airing cupboard housing the gas combi boiler.

Bedroom one is to the front of the property and is a double bedroom with carpeted flooring and window to the front.

Bedroom two is a further double bedroom with carpeted flooring and window to the rear.

Bedroom three has built-in storage, carpeted flooring and window to the front.

The bathroom has been fitted with a 3-piece white suite comprising of a panelled bath with overhead shower, pedestal wash-hand basin and WC. Also benefiting from partly tiled walls, carpeted flooring and window to the rear.

GARDENS AND GROUNDS

Approached off Tremains Court No.47 benefits from an allocated parking for one vehicle with a separate storage shed. There is an outdoor store to the front of the property. The rear garden is predominantly laid to lawn with a separate section laid with patio slabs.

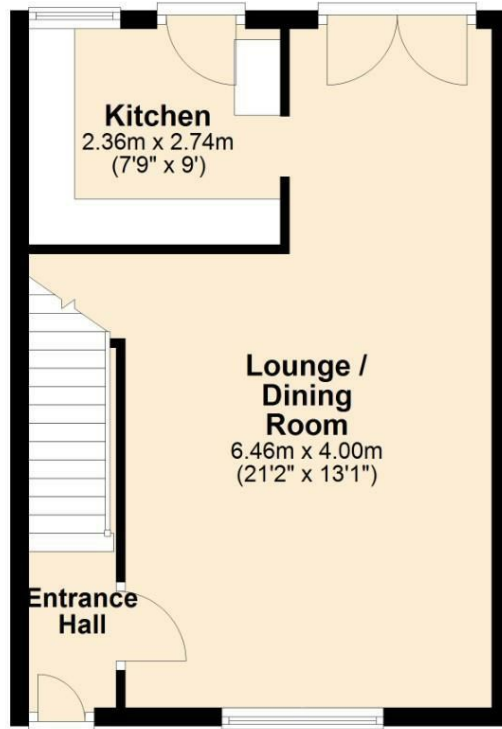
SERVICES AND TENURE

All mains services connected. Freehold. EPC Rating "C". Council Tax Band "E"



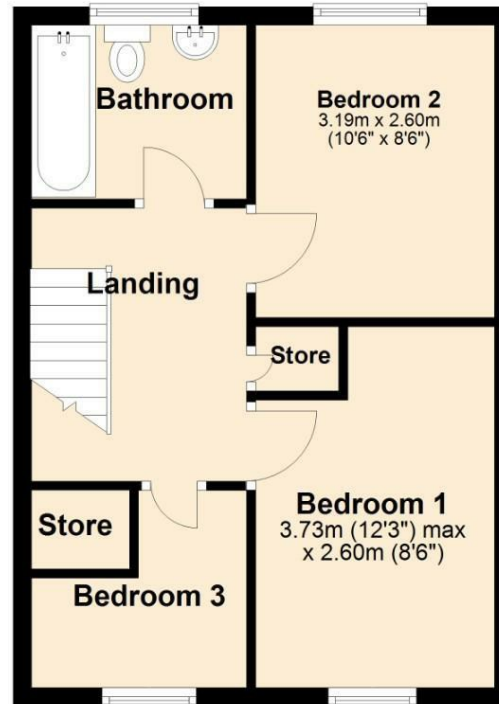
Ground Floor

Approx. 36.9 sq. metres (397.4 sq. feet)



First Floor

Approx. 36.1 sq. metres (389.0 sq. feet)

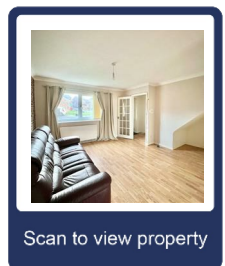


Total area: approx. 73.1 sq. metres (786.4 sq. feet)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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