



33, Lavender Court  
Bridgend, CF31 2ND

Watts  
& Morgan

# 33 Lavender Court

Brackla, Bridgend CF31 2ND

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**£149,950 Freehold**

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

New to the market. An ideal first time purchase or investment property being sold with onward chain. This well proportioned 2 bedroom end of terrace property is situated in a popular location in Brackla. Within walking distance of local shops, schools and amenities. Offering great access to Bridgend Town Centre and Junction 36 of the M4. Accommodation comprises; entrance hall, kitchen and lounge/dining room. First floor; 2 good sized bedrooms and a family bathroom. Externally the property benefits from off-road parking, front garden and a generous rear garden with outdoor store and double gates providing vehicle access. EPC Rating; 'D'.

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## Directions

\* Bridgend Town Centre - 2.3 Miles \* Cardiff City Centre - 19.4 Miles \* J36 of the M4 - 3.6 Miles

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**Your local office: Bridgend**

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## Summary of Accommodation

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### ABOUT THE PROPERTY

Accessed via a PVC front door into the entrance hallway with laminate flooring and all doors lead off.

The kitchen to the front of the property has been fitted with a range of coordinating wall and base units and work surfaces over. With tiled splash-backs, vinyl flooring over tiles, a window to the front and a stainless steel sink and drainer. Space is provided for a freestanding fridge/freezer, cooker and washing machine.

The lounge/dining room benefits from laminate flooring and double doors with adjacent glazed panels opening out to the rear garden with a carpeted staircase up to the first floor.

The first floor landing offers carpeted flooring and access to the loft hatch.

Bedroom one is a great sized main bedroom with carpeted flooring, windows to the rear and a built-in airing cupboard housing the gas boiler.

Bedroom two is a comfortable single room with carpeted flooring and windows to the front.

The bathroom is fitted with a 3-piece white suite comprising of a panelled bath with over-head shower, WC and wash hand basin. With tiled walls, vinyl flooring and a window to the front.

### GARDENS AND GROUNDS

Approached off Lavender Court, no. 33 benefits from an enclosed lawned garden to the front with off-road parking. A side gate provides access around to the rear garden. To the rear of the property is a generous enclosed garden with a patio area perfect for outdoor furniture whilst the remainder is laid with lawn. There is an outdoor storage shed and double gates open out to the rear of the property.

### ADDITIONAL INFORMATION

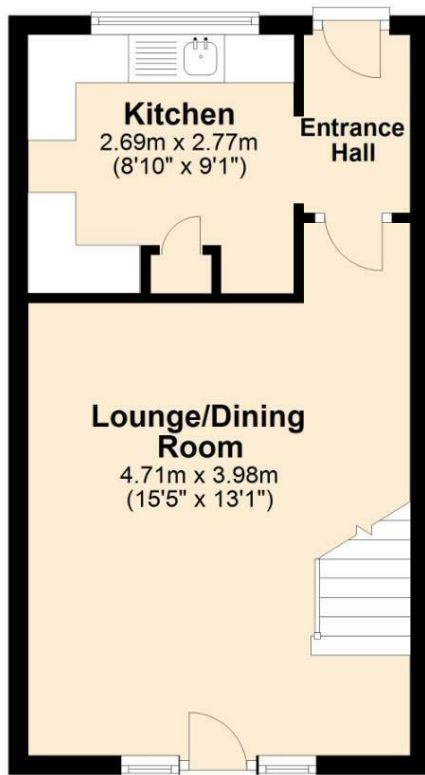
Freehold. All mains services connected. EPC Rating; 'D'. Council Tax is Band 'B'

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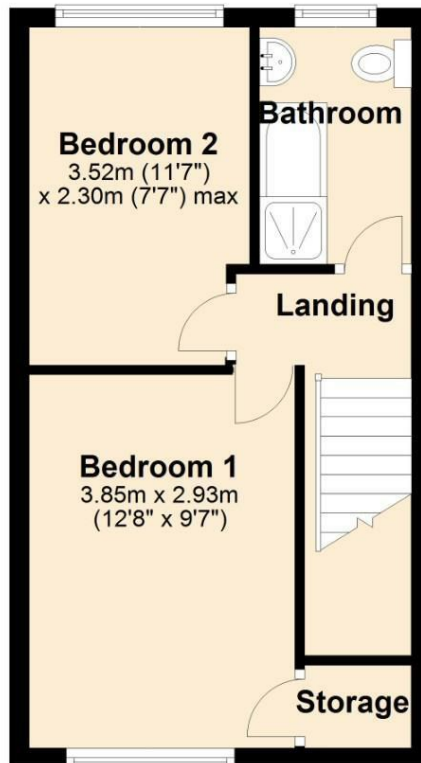
## Ground Floor

Approx. 29.9 sq. metres (321.3 sq. feet)



## First Floor

Approx. 29.9 sq. metres (321.5 sq. feet)



Total area: approx. 59.7 sq. metres (642.8 sq. feet)

All measurements are approximate, and for display purposes only.  
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) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>67</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

