



8, Maes Talcen
Bridgend, CF31 2LG

Watts
& Morgan



8, Maes Talcen

Brackla, Bridgend CF31 2LG

Guide Price £270,000 - £280,000

4 Bedrooms | 1 Bathrooms | 2 Reception Rooms

** PRICE GUIDE £270,000 - £280,000 **

New to the market. An extended 4 bedroom detached property situated in a popular location in Brackla. Within walking distance of local schools, shops and amenities. Offering great transport links and close proximity to Bridgend Town Centre. Accommodation comprises; entrance hall, living room and open-plan kitchen/dining/sitting room. First floor; 3 double bedrooms, 1 single room and a 4-piece family bathroom. Externally enjoying a private driveway with off-road parking for multiple vehicles, a single garage with outdoor store and workshop and a low maintenance rear garden. Being sold with no onward chain. EPC Rating; 'C'.

Directions

* Bridgend - 1.6 Miles * Cardiff - 23.0 Miles * J36 of the M4 - 3.0 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC front door with adjacent glazed panels into an entrance hallway with laminate flooring and carpeted staircase up to the first floor.

To the front of the property is the living room; a great sized reception room with carpeted flooring and two sets of windows over-looking the front.

The open-plan kitchen/dining room benefits from laminate flooring in the dining area, window to the side and ample space for a dining table. The kitchen area benefits from tiled flooring, tiled splash-backs and has been fitted with a range of coordinating wall and base units with complementary work surfaces over. All appliances are freestanding and can remain. There is a freestanding oven, grill with hob, dishwasher, washing machine and under-counter fridge and freezer. The open-plan sitting room benefits from continuation of laminate flooring, patio doors opening out to the rear garden and a central feature gas fireplace with a window to the side.

The first-floor landing offers carpeted flooring and all doors lead off. Bedroom one benefits from carpeted flooring and a window to the rear with built-in wardrobes and storage. Bedroom two is a second double room with carpeted flooring and a window to the front and provides access to the loft hatch. Bedroom three benefits from carpeted flooring and two built-in storage cupboards and a window to the side. One cupboard houses the gas boiler. Whilst bedroom four is a comfortable single room with carpeted flooring and a window to the front. The family bathroom has been fitted with a 4-piece suite comprising of a panelled bath, a separate shower enclosure, WC and a wash hand basin. With vinyl flooring, panelled walls and a window to the side.

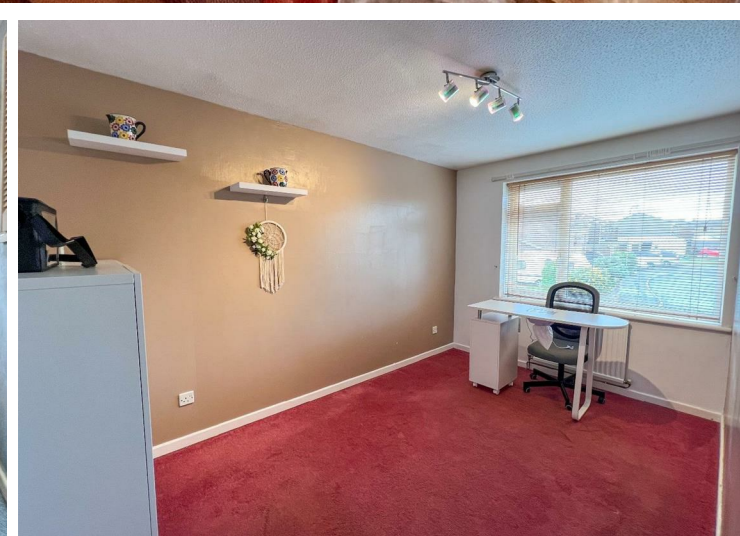
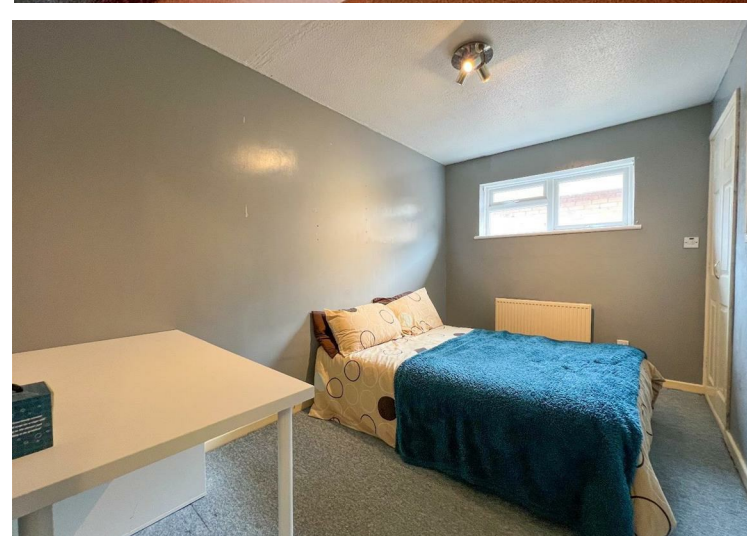
GARDENS AND GROUNDS

Approached off Maes Talcen, no. 8 benefits from a driveway to the side with off-road parking for numerous vehicles leading down to the single garage with manual up and over door and power supply. The garage has been extended to include a workshop and a large outdoor store. There is a section to the front of the garden laid with stone chippings.

To the rear is a fully enclosed garden with an outdoor patio area ideal for outdoor furniture and the remainder is laid to lawn enclosed via brick wall. There is access into the outdoor store and workshop.

ADDITIONAL INFORMATION

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



Ground Floor

Approx. 50.6 sq. metres (545.2 sq. feet)



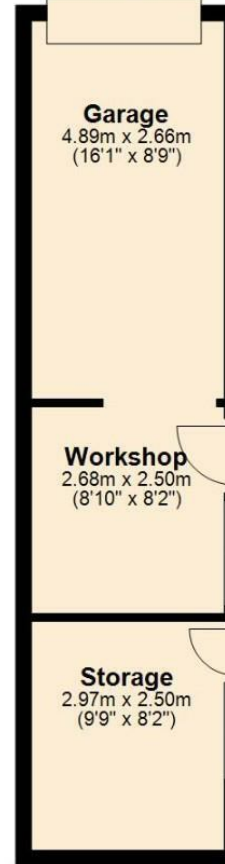
First Floor

Approx. 51.3 sq. metres (552.4 sq. feet)



Outbuildings

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings, approx. 27.6 sq. metres (297.4 sq. feet)



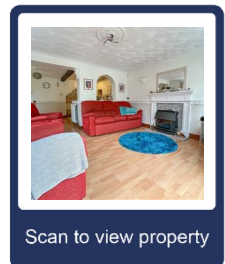
Main area: Approx. 102.0 sq. metres (1097.5 sq. feet)

Plus outbuildings, approx. 27.6 sq. metres (297.4 sq. feet)

All measurements are approximate, and for display purposes only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(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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