



91, The Spinney
Bridgend, CF31 2JE

Watts
& Morgan

91 The Spinney

Brackla, Bridgend CF31 2JE

£195,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

We are pleased to present to the market this spacious three bedroom semi-detached property situated in Brackla. Within walking distance of local shops, amenities and schools. Close proximity to Bridgend town centre and Junction 36 of the M4. Being sold with no ongoing chain. The accommodation comprises: entrance hall, lounge/dining room, kitchen, WC. First floor landing, two double bedrooms, single bedroom, family bathroom. Externally enjoying private driveway, single garage and rear enclosed garden. EPC Rating "C"

Directions

Bridgend Town Centre- 2.5 Miles Cardiff City Centre- 22.8 Miles J36 (M4 Motorway) - 3.3 Miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Accessed via a uPVC front door leading into the entrance hallway offering laminate flooring and an under-stairs storage cupboard. Further benefiting from a separate storage cupboard. The downstairs WC has been fitted with a 2-piece white suite comprising of a low level WC and wall mounted wash-hand basin. Further features include window to the side elevation. The lounge/dining room is a spacious reception room benefitting from carpeted flooring, window to the front and rear elevations and a central feature electric fireplace. Ample space for freestanding lounge and dining furniture. The kitchen has been comprehensively fitted with a range of wall and base units and complementary laminate work surfaces. Further features include partially tiled walls, tiled flooring, window to the side elevation and a partially glazed door leads out onto the rear garden. Integral appliances to remain to include integral fridge and freezer, 4-ring gas hob with oven, grill and extractor fan. Space and plumbing has been provided for two appliances.

FIRST FLOOR

The first floor landing offers carpeted flooring and built-in airing cupboard housing the gas boiler. Access provided to the loft hatch. Bedroom one is a spacious double bedroom offering carpeted flooring and window to the rear elevation. Bedroom two is a further double bedroom offering carpeted flooring and window to the front elevation. Bedroom three is a comfortable single bedroom offering carpeted flooring, window to the front elevation and built-in storage cupboard. The family bathroom has been fitted with a 3-piece white suite comprising of a panelled bath with overhead shower, pedestal wash-hand basin and low level WC. Further features include vinyl flooring, partially tiled walls and window to the rear elevation.

GARDENS AND GROUNDS

No.91 is accessed off The Spinney with a lawned garden to the front and a gate providing access to the rear of the property. To the rear of the property lies a fully enclosed lawned garden with outdoor greenhouse and a door provides access into the single garage. Private driveway and single garage are accessed around the side of the property off The Spinney.

SERVICES AND TENURE

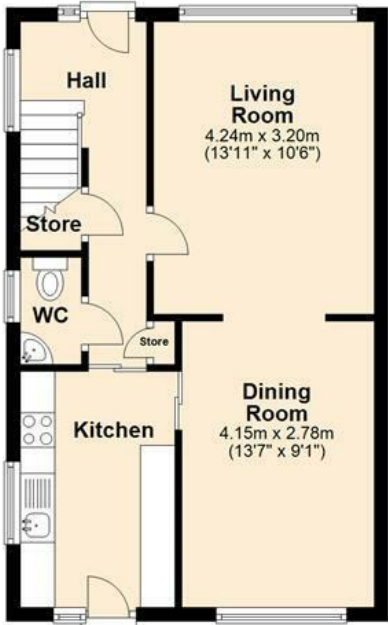
All mains services connected. Freehold. EPC Rating "C" Council Tax band "C".



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.

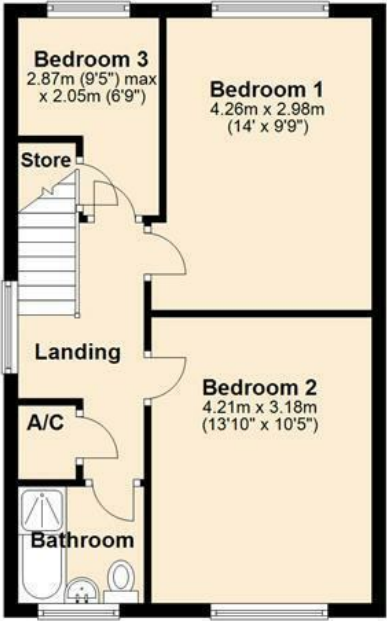
Ground Floor

Approx. 43.7 sq. metres (470.9 sq. feet)



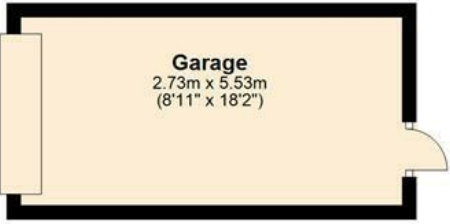
First Floor

Approx. 43.7 sq. metres (470.3 sq. feet)



Outbuilding

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages: approx. 15.1 sq. metres (162.5 sq. feet)

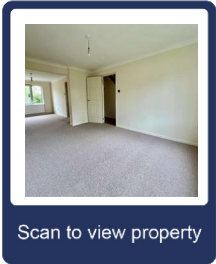


Main area: Approx. 87.4 sq. metres (941.2 sq. feet)

Plus garages: approx. 15.1 sq. metres (162.5 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		69	
(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	



Scan to view property

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