



10, Ger-Y-Sedd  
Bridgend, CF31 2LB

Watts  
& Morgan



# 10, Ger-Y-Sedd

Brackla, Bridgend CF31 2LB

**£385,000 Freehold**

5 Bedrooms | 3 Bathrooms | 2 Reception Rooms

Watts & Morgan are proud to offer this immaculate well presented 5 bedroom detached property. Situated in a desirable location in Brackla. Conveniently located within walking distance to schools, amenities, Bridgend Town Centre and Junction 35 of the M4. Accommodation comprises; entrance hallway, lounge, dining room, open-plan kitchen/breakfast room, utility and WC. First floor; 3 double bedrooms, 2 single bedrooms, family bathroom and a Jack & Jill bathroom. Externally offering a private driveway with generous parking for 2 vehicles, integral garage with power supply and an enclosed landscaped garden with a purpose-brick built office independent to the property ideal for home workers. Being sold with no ongoing chain. EPC Rating; 'D'

## 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

### ABOUT THE PROPERTY

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

The ground floor WC is fitted with tiled flooring and comprises a WC and a wash hand basin with storage below.

The living room is a superb space fitted with laminate flooring, a window to the front elevation, decorative wood beams giving a feeling of warmth and character and the lounge benefits from a decorative fire place being the focal point of the room.

The dining room accessed from the kitchen, has a continuation of the laminate flooring, with ample space for dining room furniture, ideal for a childrens play room and has uPVC patio doors leading to the garden.

The open-plan kitchen/breakfast room is fitted with a range of white gloss wall and base units with complementary laminate work surfaces and a continuation of laminate flooring. Integrated appliances to include; a 'Hotpoint' oven and a 4-ring gas hob with a glass splash-back and extractor hood over. Space is provided for dining room furniture and a freestanding fridge/freezer. There is access to the living room from the kitchen and into the hallway.

Leading off the kitchen is the utility with space and plumbing for a freestanding washing machine, tumbler dryer and dishwasher. With continuation of wood effect laminate flooring, windows over-looking over the rear garden and a door opening out to the garden. The utility also houses the floor-mounted gas boiler.

The first floor landing offers carpeted flooring with access to the partially boarded loft hatch and a storage cupboard housing the water tank with space for storage.

Bedroom One is a spacious bedroom with space for wardrobes and bedroom furniture. Fitted with carpeted flooring, a window to the front and a courtesy door opens to a dressing room/fifth bedroom if required.

Bedroom Two is a generous double bedroom with carpeted flooring with a hidden cupboard leading to a 3-piece en-suite. The en-suite comprises; a shower cubicle with an electric shower, sink within vanity unit and a WC. A window over-looks the side elevation and further storage for integral wardrobes.

Bedroom Three is a generous double with fitted wardrobes and a uPVC window overlooking the rear garden.

Bedroom Four is a single bedroom with carpeted flooring, a uPVC window to the front with ample space for wardrobe and desk.

Bedroom Five is a generous single bedroom which could be used as an office or dressing room to accompany the principle bedroom with space for integral wardrobes leading to a Jack & Jill bathroom This 3-piece suite comprises; a fully tiled double shower cubicle, a vanity sink unit and a WC. Fitted with tiled flooring and an opaque window to the rear elevation.

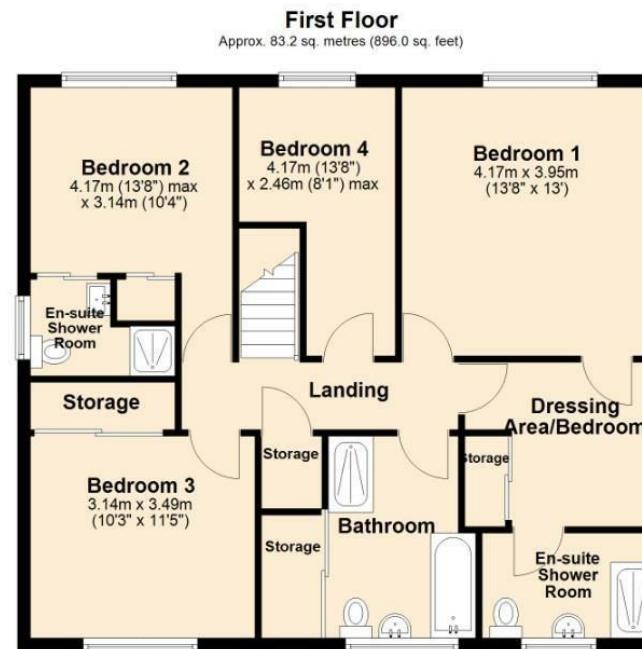
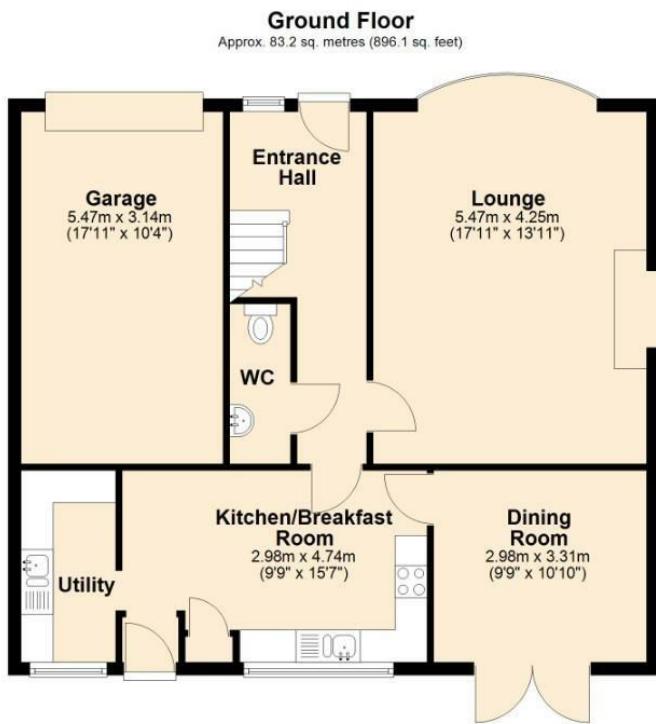
### GARDENS AND GROUNDS

Approached off Ger-Y-Sedd, no. 10 benefits from a private driveway with off-road parking for 2 vehicles. The front garden is laid with tarmac and chippings with a manicured front garden with mature shrubs enclosed by a brick wall. The private rear garden is a beautifully landscaped, fully enclosed garden with a patio area ideal for al fresco dining, laid to lawn with mature colourful trees and shrubs and a purpose brick-built office at the rear of the garden which is ideal for office space/workshop/gym with flower borders enclosed via a timber fence and wall with side access to the front of the property.

### ADDITIONAL INFORMATION

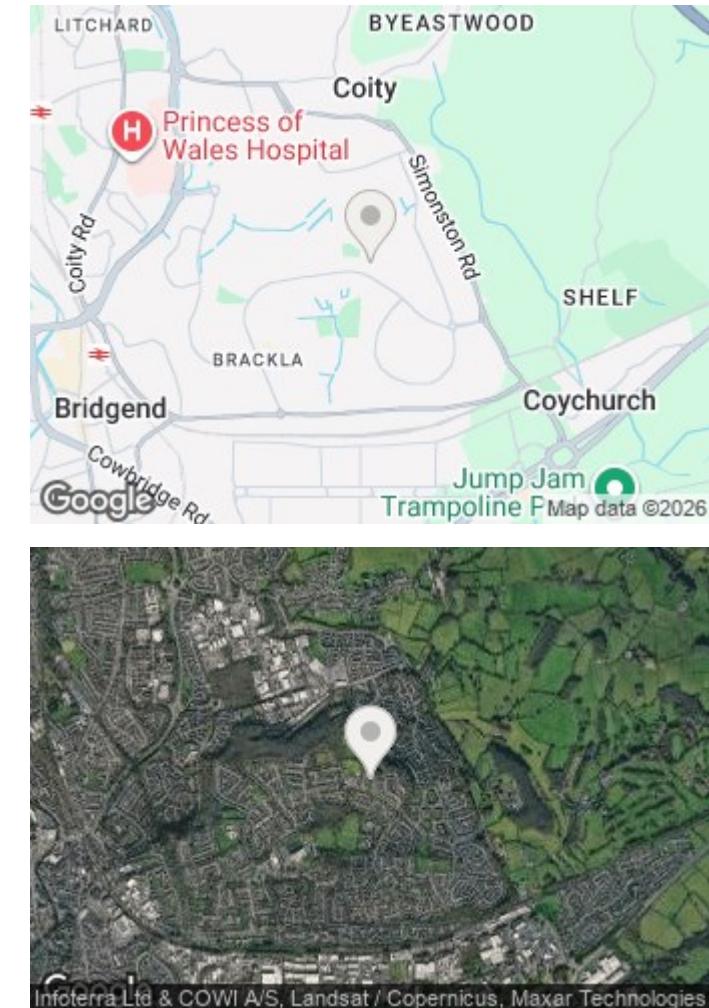
Freehold. All mains services connected. EPC Rating; 'D'





Total area: approx. 166.5 sq. metres (1792.1 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.  
Plan produced using PlanUp.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		61
(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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