



Longacres, Brackla, Bridgend. CF31 2DE

£180,000

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A BEAUTIFULLY PRESENTED TWO BEDROOM mid terraced house comprising entrance hall, downstairs w.c. lounge, kitchen/diner, family bathroom, EN SUITE to master bedroom, enclosed South facing rear garden and OFF ROAD PARKING for two vehicles to the front. Ideal first time purchase.

£180,000 - Freehold

- Larger than average two double bedroom mid terraced house
- Downstairs w.c. and open plan kitchen/diner
- En suite shower room to bedroom 1 with fitted wardrobes
- Enclosed South facing rear garden and off road parking
- EPC - C, Council tax band - C



## DESCRIPTION

Introducing this beautifully presented larger than average two bedroom mid terraced house located on a sought after development of Brackla to the East of Bridgend and offering good access to the M4, A48 and Bridgend town centre. The property benefits from two double bedrooms an open plan kitchen/diner, en suite to the master bedroom, enclosed South facing rear garden and designated car parking spaces. Viewing is highly recommended to fully appreciate the space this property has to offer. IDEAL FIRST TIME PURCHASE.

### Key Features

Two double bedrooms

Two dedicated car parking spaces

Tiered rear garden with patio area and shed

Beautifully presented throughout

En-suite, Family bathroom and downstairs WC

HIVE heating controls

## ENTRANCE

Via part frosted glazed front door into the entrance hall.

## ENTRANCE HALL

Emulsioned and coved ceiling, emulsioned walls, skirting and ceramic tiled flooring. Carpeted staircase leading to the first floor with under stairs storage cupboard and radiator. HIVE heating controls.

## OPEN PLAN KITCHEN/DINER (10' 11" x 14' 5") or (3.34m x 4.40m)

PVCu double glazed window to the front with a fitted roller blind and a part glazed door leading out to the rear patio. space for dining table and chairs. Emulsioned ceiling with two matching sets of spot lights, emulsioned walls, skirting and ceramic tiled flooring. A range of low level and wall mounted units in a beech finish with brushed chrome handles and a complementary roll top work surface with ceramic tiles to the splash back. Inset one and half basin sink with mixer tap and drainer, integrated electric oven with four gas ring hob and overhead extractor hood. Plumbing for automatic washing machine and space for high level fridge/freezer. Wall mounted Glo Worm gas fired boiler.

## DOWNSTAIRS W.C. (6' 4" x 3' 9") or (1.92m x 1.15m)

PVCu frosted glazed window with a fitted venetian blind to the rear of the property, emulsioned ceiling with central spot lights to remain, emulsioned walls, skirting and ceramic tiled flooring. Two piece suite in white comprising w.c. and corner wall mounted wash hand basin with chrome mixer tap and radiator.

## LOUNGE (9' 4" x 15' 0") or (2.85m x 4.56m)

Benefiting from dual aspect natural light via a PVCu double glazed window to the front and PVCu sliding patio doors leading out to the rear patio. Finished with emulsioned and coved ceiling, emulsioned walls, skirting and wood effect laminate flooring.

## LANDING

Via stairs with fitted carpet and wooden balustrade. Dual aspect natural light via a PVCu double glazed window to the front and rear and emulsioned ceiling with access to loft storage. Emulsioned walls, skirting, radiator and fitted carpet. Fitted storage cupboard housing the hot water tank.



## MASTER BEDROOM (9' 3" x 9' 5") or (2.83m x 2.86m)

PVCu double glazed window to the front of the property and finished with emulsioned ceiling and walls, skirting, radiator and fitted carpet. Two double fitted wardrobes and doorway into the en suite.

## EN-SUITE SHOWER ROOM (9' 3" x 5' 1") or (2.82m x 1.56m)

PVCu frosted glazed window to the rear with a fitted roman blind, emulsioned ceiling with central spot lights to remain, emulsioned walls, skirting and fitted carpet. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and separate shower cubicle with mains plumbed shower, respertex to the walls and a concertina glazed door.

## BEDROOM 2 (11' 3" x 8' 1") or (3.43m x 2.47m)

Overlooking the front of the property via two PVCu double glazed windows and finished with emulsioned ceiling and walls, skirting, radiator and fitted carpet.

## BATHROOM (8' 5" x 6' 4") or (2.56m x 1.94m)

PVCu frosted glazed window with a fitted venetian blind to the rear of the property, emulsioned ceiling with central spot lights to remain, ceiling mounted extractor, emulsioned walls and ceramic tiled flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and bath with chrome mixer tap and over bath plumbed shower. Ceramic tiles to all splash back areas and floor to ceiling fitted storage cupboard with louvre door.

## OUTSIDE

Enclosed South facing rear garden laid to patio with steps leading down to tiers of bedding plants with rear gated access and storage shed to remain.


To the front there is off road parking for one car and a further car space in front of the adjacent property.

## DIRECTIONS

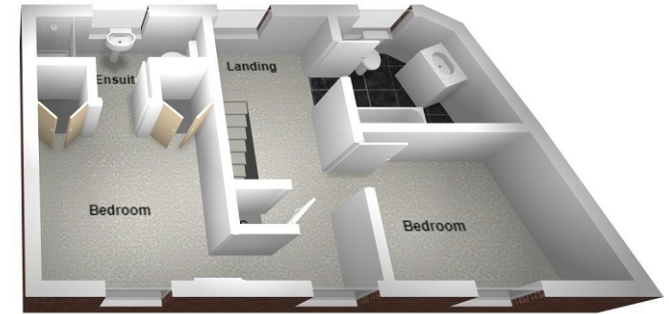
Travelling out of Bridgend on Coychurch Road, past the Haywain pub and at the roundabout take the second exit. At the next set of traffic lights take a right turn onto Longacres.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	71	
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

01656 654328

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)