



155, Highfields
Bridgend, CF31 2PE

Watts
& Morgan

155 Highfields

Brackla, Bridgend CF31 2PE

£249,950 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A modernised three-bedroom semi-detached property located in a popular part of Brackla. The home is ideally positioned just a short walk from local schools, the shopping precinct and nearby playing fields, while also offering excellent access to Bridgend Town Centre and Junction 36 of the M4.

This well-presented accommodation comprises an entrance hallway, a spacious living room and a modern kitchen/dining room. To the first floor, the landing leads to two generous double bedrooms, a single bedroom and a contemporary family bathroom. Externally, the property benefits from a private driveway equipped with an EV charging point and a beautifully landscaped south-facing garden, offering an ideal outdoor space for relaxation and entertaining.

Directions

* Bridgend Town Centre - 1.6 Miles * Cardiff City Centre - 20 Miles * J36 of the M4 - 3.2 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

Entered through a uPVC front door, the property opens into a welcoming entrance hallway with laminate flooring and a carpeted staircase rising to the first-floor landing. The living room is a generous reception space featuring laminate flooring, recessed spotlighting and a large front-facing bay window, creating a bright and inviting setting for living room furniture. To the rear, the kitchen/dining room enjoys views over the garden through rear-facing windows and a uPVC door providing direct access outside. A built-in pantry cupboard offers additional storage. The kitchen is fitted with a range of coordinating wall and base units with complementary work surfaces and matching splashbacks. It benefits from tiled flooring and spotlighting throughout. Integrated appliances to remain include a 4-ring induction hob with stainless-steel extractor hood, oven and grill, dishwasher and under-counter fridge. There is also space for a freestanding washing machine, fridge/freezer and a breakfast table, making this a practical and sociable kitchen layout.

The first-floor landing benefits from a side-facing window, a built-in airing cupboard and access to the loft hatch. Bedroom One is a spacious main bedroom featuring carpeted flooring and a front-facing window. Bedroom Two is a second double bedroom with carpeted flooring and a rear-facing window, while Bedroom Three includes carpeted flooring and a front-facing window. The family bathroom is fitted with a modern three-piece suite comprising a bathtub with overhead shower and glass screen, WC and wash-hand basin. The room is finished with tiled walls and flooring and includes a side-facing window for natural light.

GARDENS AND GROUNDS

Accessed off Highfields, the property benefits from a private driveway to the front providing ample off-road parking. A timber gate offers convenient access to the rear garden, where an EV charging point is installed. The southerly facing rear garden has been thoughtfully landscaped, featuring a spacious paved patio area ideal for outdoor furniture and relaxation, along with a timber storage shed. The remainder of the garden is laid to lawn, creating a bright and versatile outdoor space.

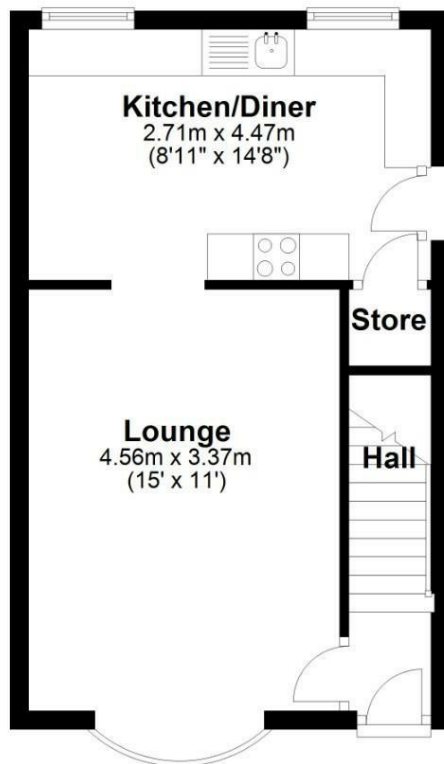
ADDITIONAL INFORMATION

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



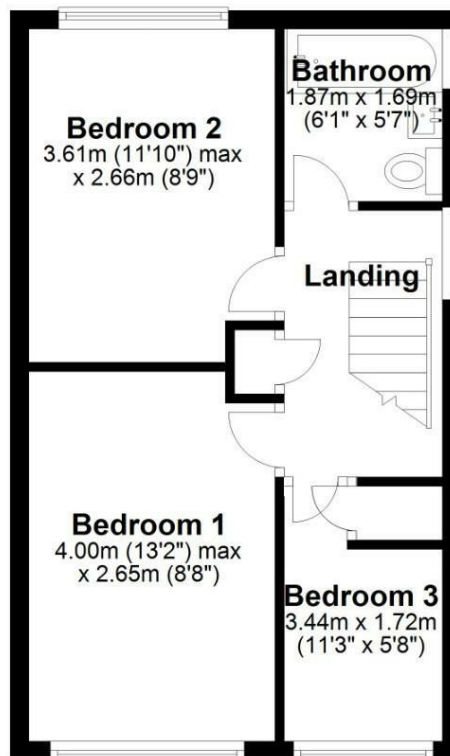
Ground Floor

Approx. 31.1 sq. metres (335.0 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.6 sq. feet)



Total area: approx. 66.8 sq. metres (718.5 sq. feet)

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) A		87
(81-91) B		
(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

