



9, Bishopswood
Bridgend, CF31 2LT

Watts
& Morgan

9 Bishopswood

Brackla, Bridgend CF31 2LT

£225,000 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A well-presented two-bedroom semi-detached bungalow set on a generous corner plot, offered for sale with no onward chain. Situated on a popular street in Brackla, the property is conveniently located just a short walk from local amenities and transport links. The accommodation comprises an entrance hall, lounge, kitchen/breakfast room, two double bedrooms and a shower room.

Externally, the property benefits from a private driveway and a generous wraparound rear garden, providing excellent outdoor space and further potential.

Directions

Bridgend Town Centre- 3.2 Miles Cardiff City Centre- 22.5 Miles J36 (M4 Motorway) - 4.4 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a uPVC front door, the property opens into an entrance hallway with laminate flooring and a built-in storage cupboard. The living room is a spacious reception area featuring carpeted flooring, a front-facing window and a central feature fireplace. The kitchen is fitted with a range of coordinating wall and base units with complementary work surfaces, tiled splashbacks, laminate flooring and a front-facing window. One cupboard houses the gas boiler. Integrated appliances include a 4-ring gas hob with oven, grill and extractor fan, and there is a freestanding fridge/freezer. Space is also provided for a washing machine. The shower room is fitted with a three-piece suite comprising a shower enclosure, WC and wash-hand basin, finished with vinyl flooring, wall panelling and a side-facing window. Bedroom One is a double bedroom with built-in wardrobes, carpeted flooring and a rear-facing window. Bedroom Two is another double bedroom, also with built-in wardrobes, carpeted flooring and a rear-facing window.

GARDENS AND GROUNDS

Approached off Bishopswood, No. 9 occupies a generous corner position with a wraparound garden offering excellent outdoor space and versatility. The garden is predominantly laid to lawn, providing a range of potential uses, and a side gate offers convenient access. To the front, the property benefits from a private driveway with off-road parking for one vehicle.

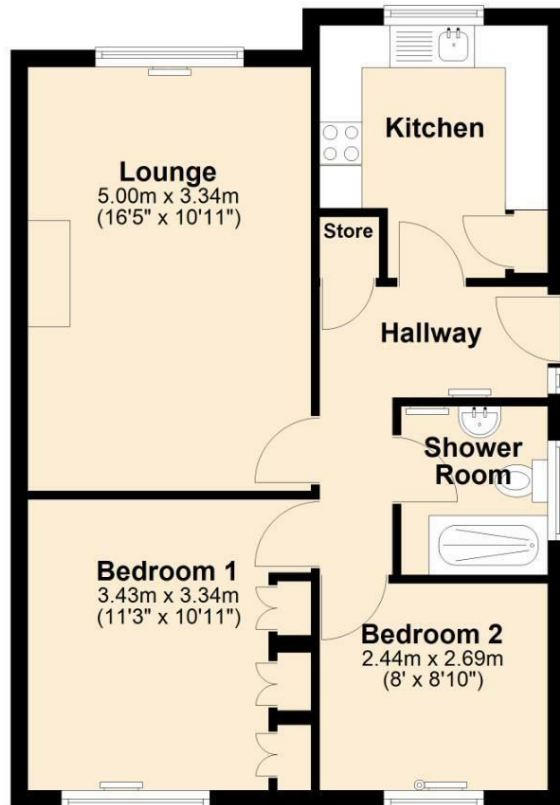
ADDITIONAL INFORMATION

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



Ground Floor

Approx. 53.6 sq. metres (577.0 sq. feet)



Total area: approx. 53.6 sq. metres (577.0 sq. feet)

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

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		
(81-91) B		
(69-80) C		
(55-68) D	65	75
(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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