



27, Trem-Y-Mor  
Bridgend, CF31 2HA

Watts  
& Morgan

# 27 Trem-Y-Mor

Brackla, Bridgend CF31 2HA

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**£195,000 Freehold**

2 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A lovely two bedroom mid terraced bungalow situated in a popular area in Brackla, Bridgend. Conveniently located within a couple of minutes walk of the Triangle Shopping Centre and local schools. Close proximity to Bridgend Town Centre and great commuter access via Bus Station, Train Station and Junction 36 of the M4. Accommodation comprises of entrance hall, open plan lounge/dining room, two double bedrooms, kitchen and bathroom, as well as a large reception room. Externally enjoying a low maintenance front garden and non allocated off-road parking and garage to the rear. No onward chain.

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## Directions

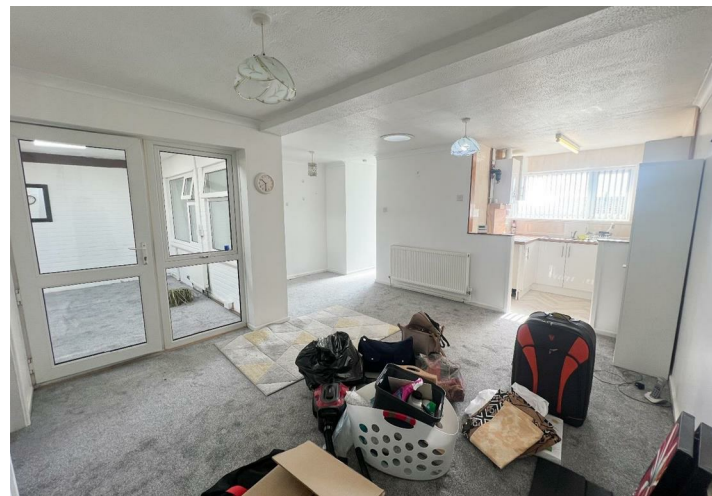
\* Bridgend Town Centre - 1.3 Miles \* Cardiff City Centre - 22 Miles \* J36 of the M4 - 2.8 Miles

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**Your local office: Bridgend**

T 01656 644288 (1)

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)





## Summary of Accommodation

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### ABOUT THE PROPERTY

The property is accessed via a PVC front door leading into a carpeted entrance hallway.

The family bathroom is fitted with vinyl flooring and a three-piece suite, comprising a WC, wash hand basin, and a newly fitted large enclosed shower.

Bedroom one is accessed from the hallway and features carpeted flooring, a double storage cupboard, and a rear-facing window overlooking the spacious reception room.

The main living room is a generously sized reception area with carpeted flooring and ample space for both lounge and dining furniture.

The kitchen is well-appointed with a modern range of coordinating wall and base units with complementary work surfaces, and offers space for a freestanding oven and hob.

Bedroom two is a well-proportioned double room located at the rear of the property, featuring carpeted flooring and a side-facing window overlooking the reception room.

To the rear, there is a versatile additional reception room with carpeted flooring, two skylights, and three further rear facing windows as well as 3 internal facing windows, allowing for plenty of natural light. A PVC door provides access to the external parking area and garage.

### GARDENS AND GROUNDS

Approached off Trem-Y-Mor, no.27 benefits from a low maintenance front garden laid with patio slabs with a wooden picket fence surrounding. There is non allocated off road parking to the rear as well as benefitting from having a garage.

### ADDITIONAL INFORMATION

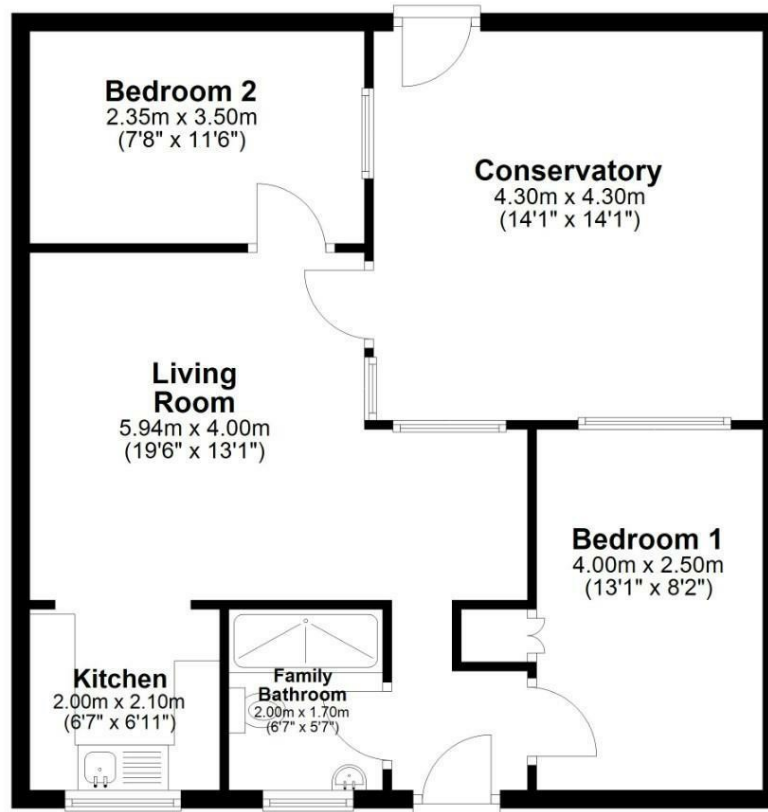
Freehold. All mains services connected. EPC Rating; 'C'. Council Tax is Band 'C'.

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## Ground Floor

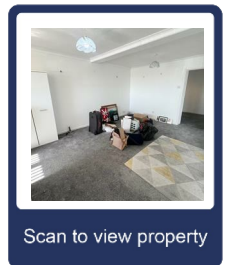
Approx. 66.3 sq. metres (713.9 sq. feet)



Total area: approx. 66.3 sq. metres (713.9 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) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</b>	
(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 &amp; Wales</b>		EU Directive 2002/91/EC	



**Bridgend**  
T 01656 644 288  
E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**  
T 01446 773 500  
E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**  
T 029 2071 2266  
E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**  
T 020 7467 5330  
E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

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