


# 35, Easterly Close

Bridgend, CF31 2NA

Watts & Morgan

# 35 Easterly Close

Brackla, Bridgend CF31 2NA

## £175,000 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

An ideal first time purchase, this well proportioned 2 bedroom semi-detached property is being sold with no onward chain. Situated in Brackla, conveniently located within walking distance of local schools, shops and transport links. Just a short drive from Bridgend town centre and J35 of the M4. Accommodation comprises; porch, living room and an open kitchen / diner. First floor two double bedrooms and a bathroom, Externally offering a private drive with ample off road parking, garage and a rear garden.







### Directions

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

**Your local office:** Bridgend
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E bridgend@wattsandmorgan.co.uk







# Summary of Accommodation

ABOUT THE PROPERTY

Entered through a uPVC front door into a porch leading into the living room. The living room features carpeted flooring a staircase rising to the first floor landing and a window to the front aspect. To the rear is an open kitchen / dining room featuring tiled flooring, two windows to the rear and a uPVC door opening out to the garden. The kitchen has been fitted with a range of co-ordinating wall and base units with complementary worksurfaces over, there is an integrated oven / grill with 4-ring hob and extractor hood over. Space is provided for a washing machine, free standing fridge / freezer and breakfast table.

The first floor landing offers carpeted flooring and access to the loft hatch. Bedroom one is a double bedroom with two sets of built in storage cupboards, carpeted flooring and a window to the front. The second double bedroom features carpeted flooring and a window to the rear. The bathroom has been fitted with a 3-piece white suite comprising of a panelled bath tub with over head shower, WC and a wash hand basin. The bathroom has vinyl flooring, tiling to the walls and a window to the rear.

GARDENS AND GROUNDS

Approached off Easterly close no 35 benefits from a private driveway with ample off road parking. There is a garage with a manual up and over door and side pedestrian door off the garden. The rear garden features a lower patio area, lawned section and a section laid with stone chippings, there is gate providing access to the drive.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC C. Council tax band C

AML

Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

IMPORTANT NOTICE

These particulars are prepared for guidance purposes only and do not constitute, or form any part of an offer or contract. Whilst every effort has been made to ensure the information provided is accurate, the details have been supplied by the seller and should not be relied upon as statements or representations of fact. Neither Watts & Morgan Estate Agents, its employees, nor the seller or landlord makes or gives any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Prospective purchasers or tenants are advised to satisfy themselves as to the accuracy of all details through their own inspections, enquiries and, where appropriate, independent professional advice. All measurements/floorplans and distances are approximate. Services and appliances have not been tested. Photographs, computer-generated images (CGIs) and enhanced images are provided for illustrative purposes only.

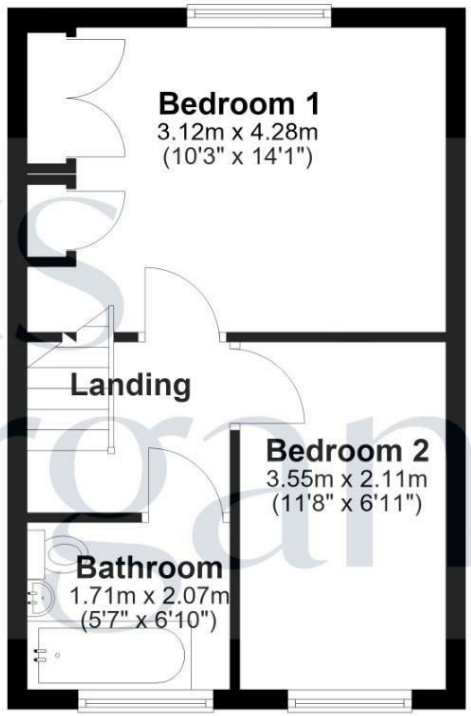
## Ground Floor

Approx. 29.7 sq. metres (320.1 sq. feet)



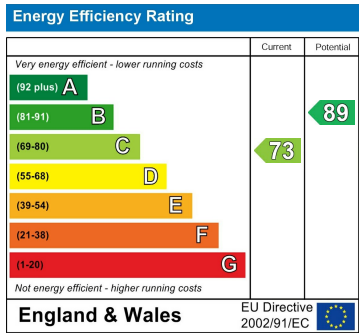

## First Floor

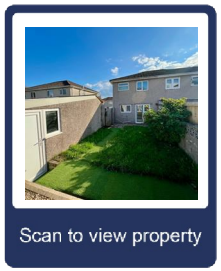
Approx. 29.0 sq. metres (311.9 sq. feet)




Total area: approx. 58.7 sq. metres (632.0 sq. feet)

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