



16 Longacres, Bridgend

Bridgend

£165,000



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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- A very well maintained two bedroom end of terrace property
- Available to purchase with no ongoing chain
- Situated in a quiet cul-de-sac within a popular residential development
- Within walking distance to an abundance of local amenities within Brackla
- Offering convenient commuter access to Jct 35 of the M4 and Bridgend Town Centre
- Spacious lounge to the front and open plan kitchen/diner to the rear
- Two generous bedrooms to the first floor, one with fitted wardrobe storage
- Well maintained enclosed rear garden with direct side access
- Modern fitted Baxi gas boiler
- Two allocated off road parking spaces to the front of the property





Lounge

12' 4" x 12' 3" (3.76m x 3.73m)

The property is entered via a modern composite and glazed panel door into a light and spacious lounge, laid to fitted carpet flooring. The lounge benefits from a UPVC double glazed window to the front, with a open plan fixed staircase giving access to the first floor accommodation.

WC

Beyond the lounge, an open plan inner hallway gives access to a useful ground floor cloakroom. It has been fitted with a white two piece suite comprising; low level WC and a wall mounted small wash hand basin. The room benefits from wood effect vinyl flooring and splashback tiling above the sink unit.

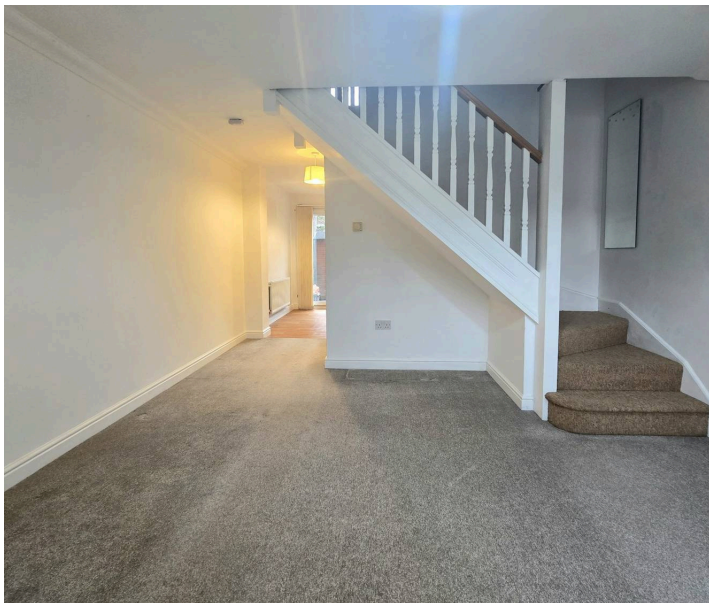
Kitchen/Diner

8' 0" x 12' 3" (2.45m x 3.73m)

To the rear of the property, the kitchen/dining room benefits from wood effect vinyl flooring and enjoys UPVC sliding patio doors to the rear, giving access and views of the garden. The kitchen has been fitted with a matching range of base, larder and wall mounted units, with butchers block effect laminated worktops. It offers an integrated electric oven with four burner gas hob, a stainless steel sink unit positioned below a UPVC double glazed window and offers space for a free standing fridge/freezer and one appliance.

Landing

To the first floor the landing gives access to both double sized bedrooms and the shared bathroom. The landing has a continuation of the same fitted carpet flooring as the staircase and provides space to access the loft inspection point.



Bedroom One

8' 11" x 12' 3" (2.72m x 3.73m)

The spacious front double bedroom features built in wardrobe storage to one wall, a UPVC double glazed window to the front and fitted carpet flooring.

Bedroom Two

11' 8" x 6' 3" (3.55m x 1.91m)

The second double bedroom to the rear of the property benefits from a built in airing storage cupboard housing the large immersion water tank, fitted carpet flooring and a UPVC double glazed window to the rear.

Bathroom

8' 6" x 5' 8" (2.59m x 1.72m)

The generous sized shared bathroom has been fitted with a modern white three piece suite comprising; panel bath with over bath shower head tap attachment, pedestal wash hand basin and low level WC. It benefits from vinyl fitted flooring, a wall mounted vanity unit and towel rail and offers an obscure UPVC double glazed window to the rear.

Rear Garden

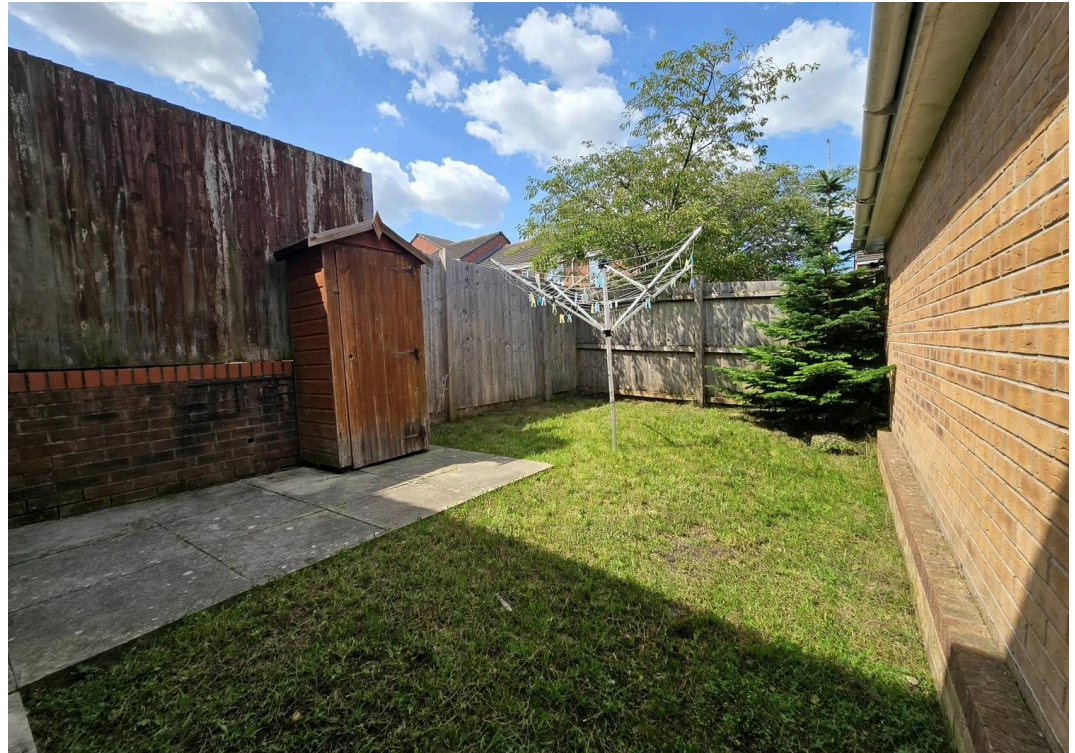
The low maintenance enclosed rear garden enjoys a level paved patio space, situated directly off the UPVC sliding patio doors. The remaining area is laid to lawn and is fully enclosed by feather edge wood fencing and a brick wall. The property benefits from a side access gate and a pathway leading back to the front.

Allocated parking

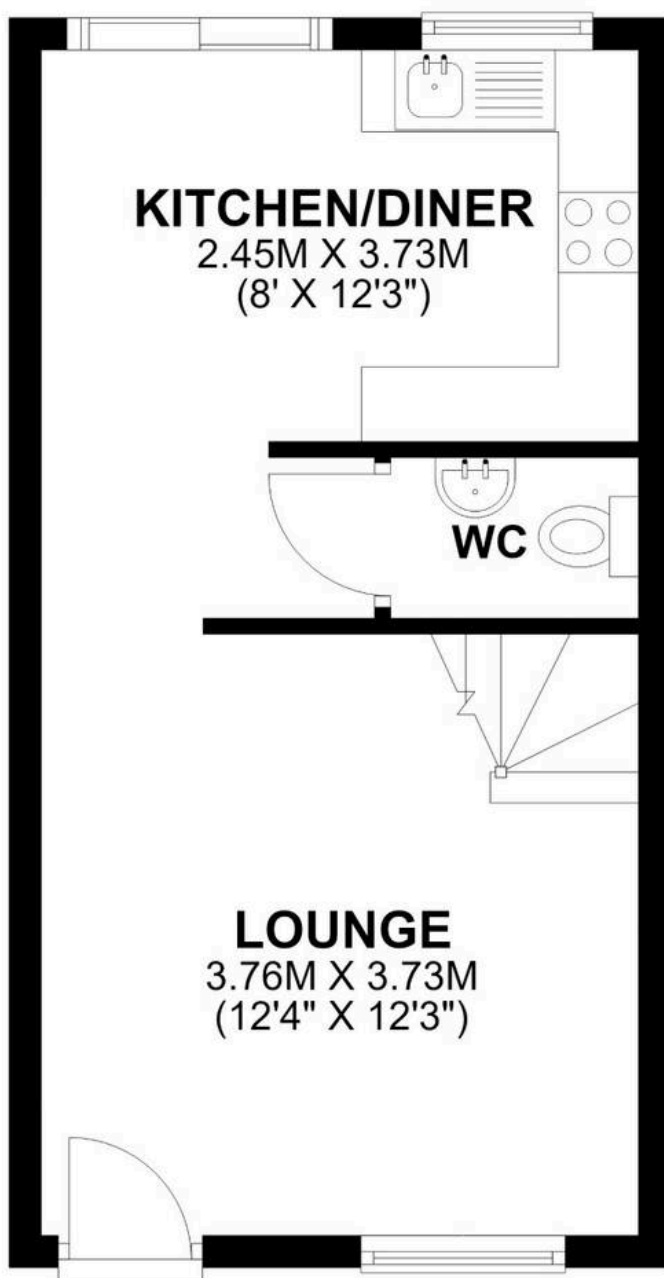
Two Parking Spaces

Located to the front of the property are two allocated parking spaces, providing off road parking for two vehicles.

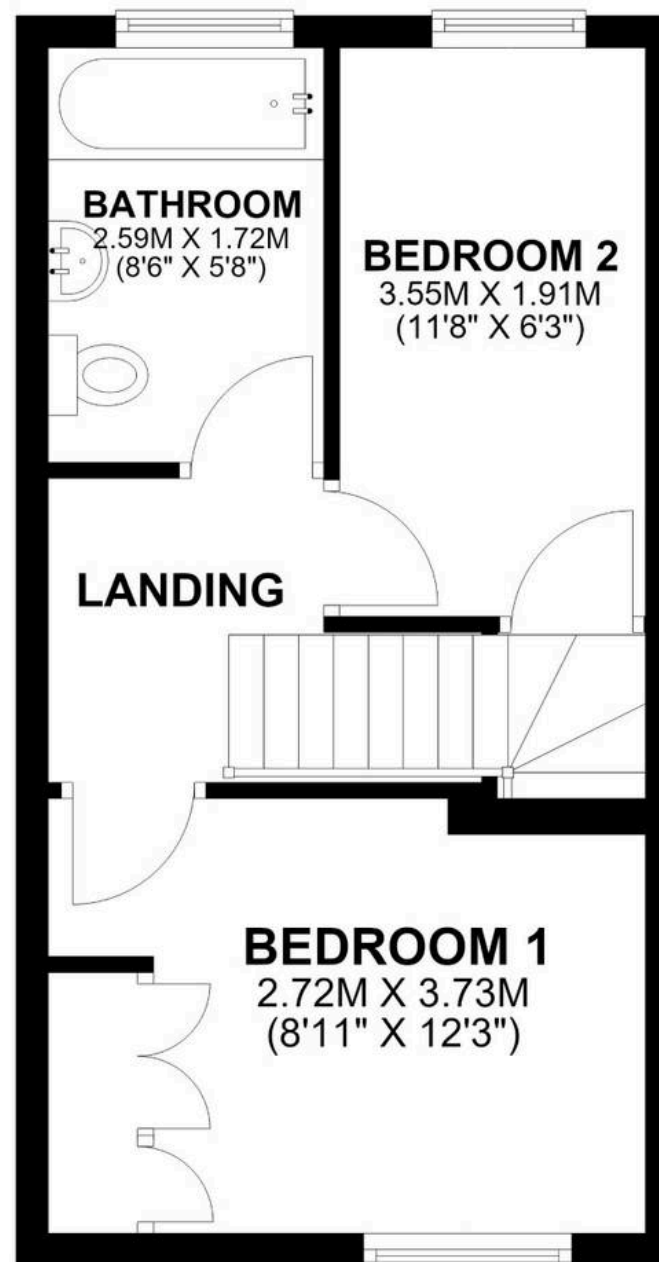




GROUND FLOOR



FIRST FLOOR





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