



Georgian Way, Brackla Bridgend CF31 2EX

welcome to

Georgian Way, Brackla Bridgend

With No Onward Chain, Westerly Facing Gardens And Garage, This Extended Semi-Detached House Could Be Your Perfect First Time Home Or Shrewd Investment!

Entrance Hall

Via obscure front door, radiator, stairs to first floor and access to reception room one

Reception Room One

16' 10" widest x 10' 6" widest (5.13m widest x 3.20m widest)

Double glazed window to front aspect, radiator, gas fire with back boiler behind, opening to reception room two

Reception Room Two

8' 11" widest x 7' 4" widest (2.72m widest x 2.24m widest)

Opening to reception room three and access to kitchen

Reception Room Three

11' 9" widest x 7' 7" widest (3.58m widest x 2.31m widest)

Double glazed window to rear and double glazed doors to rear garden

Kitchen

Range of wall and base units, work surfaces, sink and drainer, space for appliances, opening to reception room two, window to rear aspect and door to side

First Floor Landing

Stairs from ground floor, loft access, obscure double glazed window to side aspect, wooden floors, doors to all rooms

Bedroom One

13' 3" widest x 8' 2" widest (4.04m widest x 2.49m widest)

Double glazed window to front aspect, radiator, wooden floors, built in storage cupboard

Bedroom Two

10' 10" widest x 8' 9" widest (3.30m widest x 2.67m widest)

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Double glazed window to rear aspect, radiator

Bedroom Three

9' 11" widest x 6' widest (3.02m widest x 1.83m widest)

Double glazed window to front aspect, radiator, built in storage cupboard

Bathroom

Three piece suite comprising; Bath with shower over, wash basin, low level w/c. Obscure double glazed window to side aspect

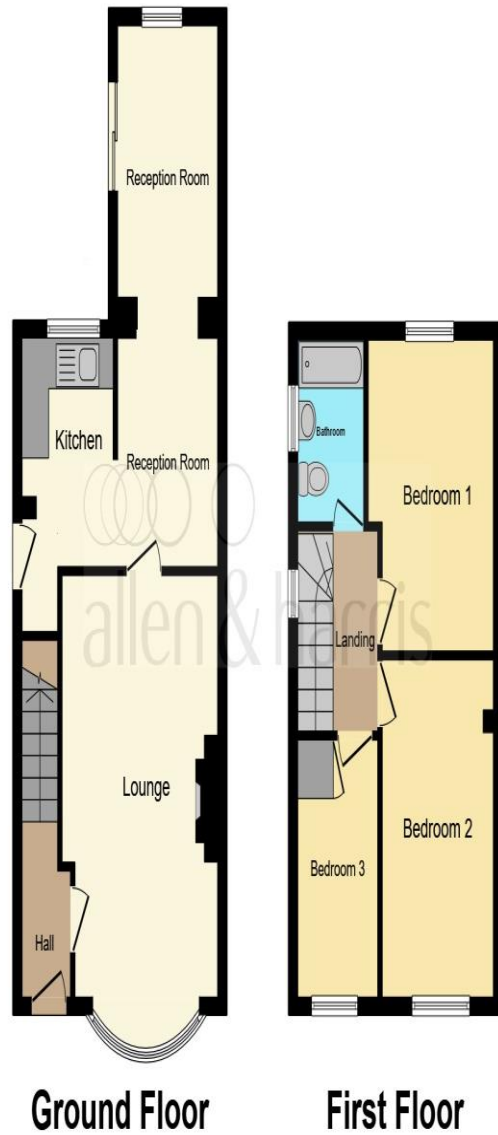
Driveway Garage

19' 3" x 9' (5.87m x 2.74m)

Via up and over door, mains lighting, side door to garden

Rear Gardens

Westerly facing, side access, paved seating area, external water tap, boundary walls



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to
Georgian Way,
Brackla Bridgend

- Semi-Detached House In A Cul-De-Sac Near Bridgend Town Centre
- Two Reception Rooms And Separate Kitchen
- Rear Single Storey Extension
- Three Bedrooms
- First Floor Bathroom

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£180,000



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Property Ref:
TBG110516 - 0002

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