



241 Longacres, Bridgend - CF31 2DH  
Bridgend

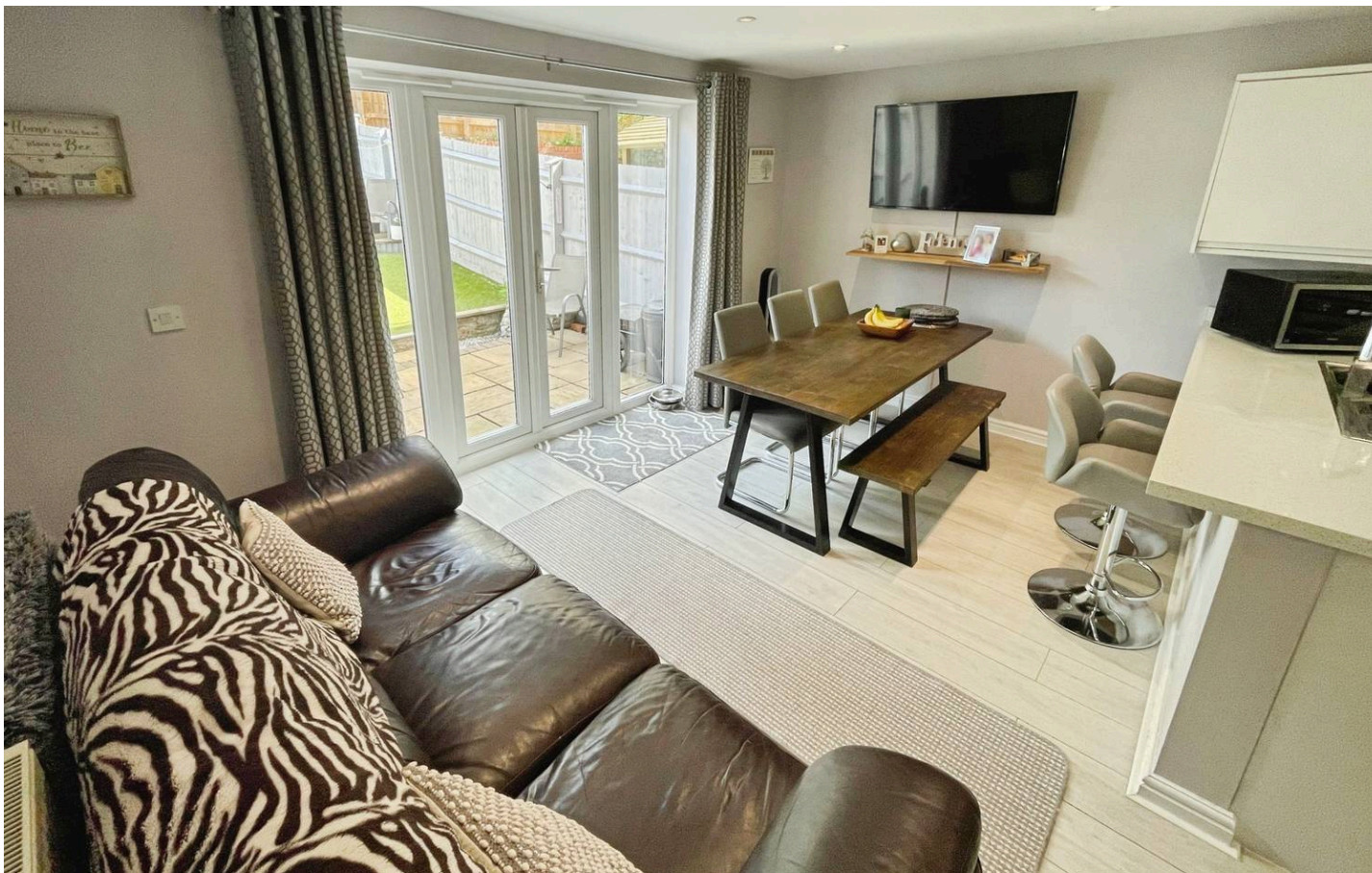
£240,000

# 241 Longacres

## Bridgend

This modern three bedroom semi detached house offers versatile accommodation arranged over three well-planned levels, making it an ideal choice for families or professionals seeking flexible living space. The ground floor features a welcoming entrance hall with access to a utility/storage area and convenient downstairs WC, perfect for busy households. The spacious lounge/kitchen/diner provide an open-plan environment, ideal for both relaxing and entertaining. The first floor is dedicated to the impressive master suite, complete with a private en-suite shower room and a separate lounge area, creating a tranquil retreat for relaxation. The second floor has two generously sized bedrooms and family bathroom. Additional benefits include ample storage throughout the property and high-quality fixtures and fittings. Two off road parking spaces are provided to the front, ensuring convenience for homeowners and visitors alike. This stylish and thoughtfully designed home is situated in a popular residential area with easy access to local amenities, schools, and transport links, making it a superb opportunity for those looking to move into a well-appointed, modern property. Early viewing is highly recommended to fully appreciate the space and quality on offer.





- Three bedroom semi detached house
- Accommodation over three levels
- Ensuite to master bedroom
- Utility/ Downstairs WC
- Lounge/Kitchen/ Diner
- Lounge to the second floor
- Enclosed rear garden
- Two off road parking spaces

#### **Entrance**

Via part glazed front door into the entrance hall with oak flooring. Doors leading to utility, downstairs WC and kitchen/lounge/diner. Built in storage cupboard housing gas combination boiler. Stairs leading to the first floor.

#### **Utility**

6' 8" x 6' 5" (2.02m x 1.95m)

PVCu window overlooking the front and LVT flooring. Fitted units and plumbing for washing machine.

#### **Downstairs WC**

7' 1" x 3' 4" (2.17m x 1.02m)

Two piece suite comprising low level WC and pedestal wash hand basin. LVT flooring.

#### **Kitchen/Lounge/Diner**

18' 4" x 14' 2" (5.59m x 4.31m)

A range of white gloss handle free wall and base units with complementary square edge work surfaces. Inset one and a half stainless steel sink with chrome taps. Plumbing for washing machine, space for tumble dryer, integrated electric double oven, five ring gas hob and overhead extractor fan. Space for freestanding fridge/freezer. Laminate flooring. Space for sofa, large dining room table and chairs. PVCu double glazed French doors leading out to the rear garden with PVCu double glazed side panels.



**First floor landing**

Via stairs with spindle handrail and fitted carpet. Stairs leading to the second floor. Door to lounge and master bedroom.

**Master bedroom**

12' 2" x 9' 8" (3.72m x 2.95m)

Measurements to the front of the wardrobes. Two PVCu double glazed windows overlooking the rear of the property, fitted three double wardrobes with mirrored frontage and fitted carpet. Door to en-suite.

**En-suite**

5' 9" x 5' 9" (1.75m x 1.74m)

Extractor fan, tiled walls and tiled flooring. Three piece suite comprising low level WC, ceramic sink with chrome tap, curved corner shower with overhead chrome mixer shower.

**Lounge**

14' 1" x 12' 11" (4.29m x 3.93m)

Two PVCu windows overlooking the front and fitted carpet.

**Second floor landing**

Via stairs with fitted carpet, hand rail and spindles. Doors leading to two bedrooms and family bathroom. Access to the loft.

**Bedroom 2**

14' 1" x 9' 11" (4.30m x 3.03m)

Measurements to the face of the wardrobes. PVCu double glazed window overlooking to the rear and fitted carpet. Built in two double wardrobes.

**Bedroom 3**

14' 2" x 9' 7" (4.32m x 2.92m)

Two PVCu double glazed windows overlooking the front of the property and fitted carpet. Over stair storage cupboard housing hot water tank and shelving.

**Family Bathroom**

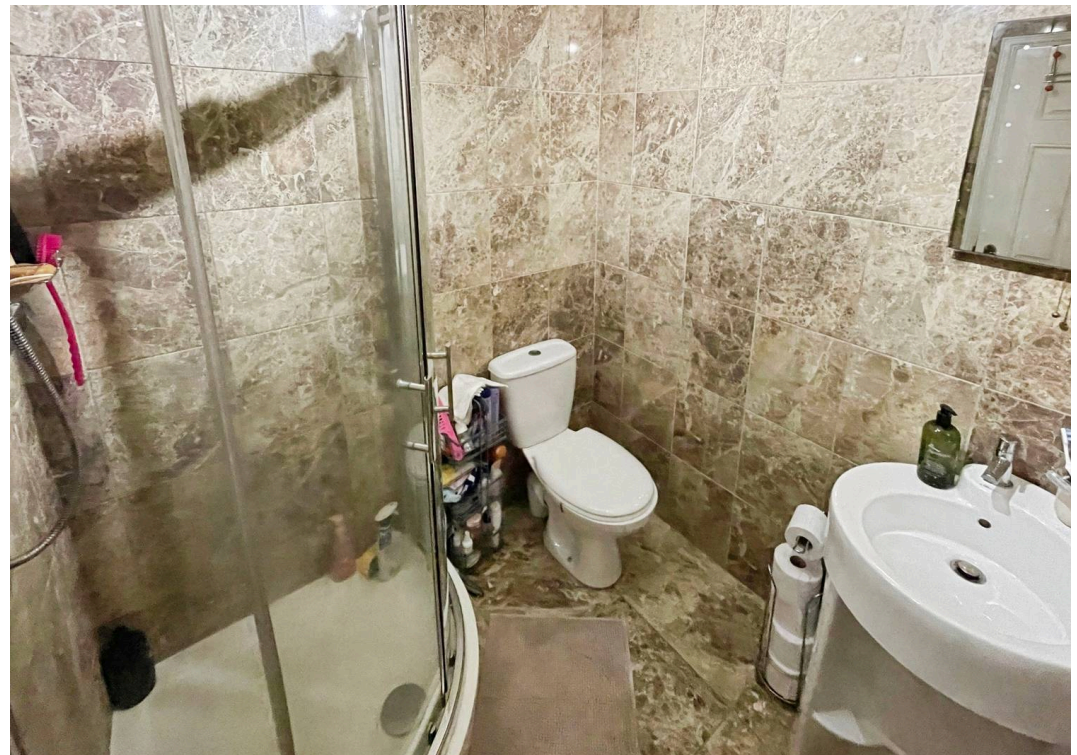
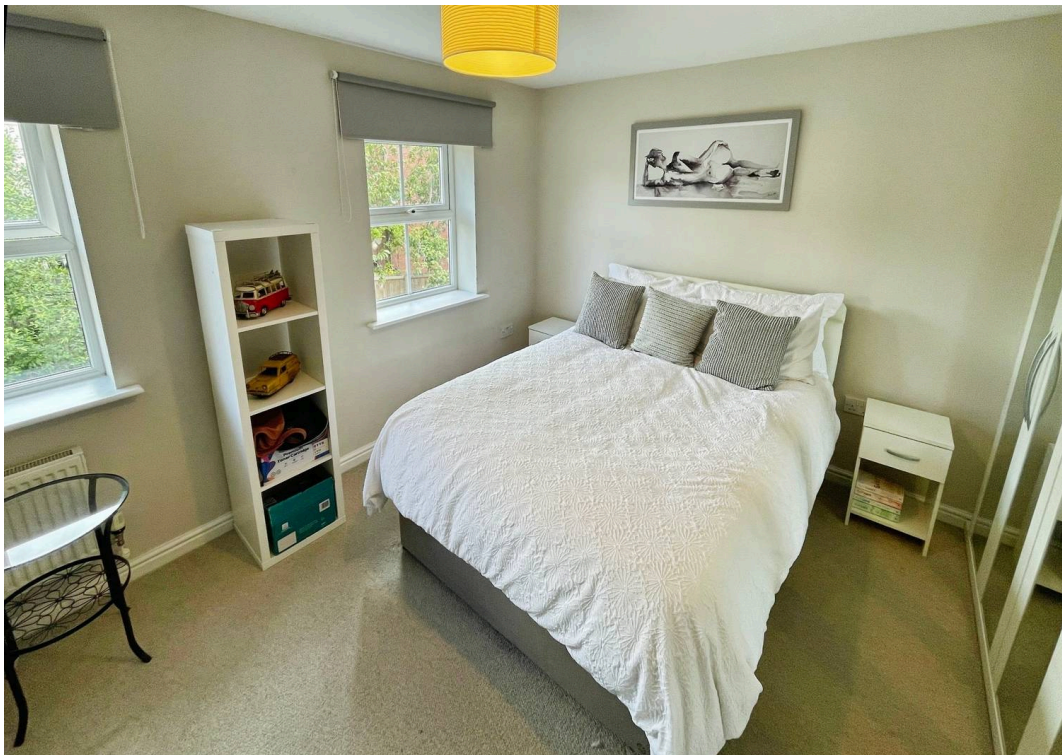
6' 11" x 6' 6" (2.12m x 1.98m)

Tiled walls and wooden flooring. Three piece suite comprising low level WC, pedestal sink with chrome taps and bath with mixer tap, overhead shower and glass screen.

**Outside**

Enclosed private low maintenance rear garden laid to artificial grass and decked area.

To the front of the property there is off road parking for two vehicles.







## Payton Jewell Caines

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