



88, Maes Talcen
Bridgend, CF31 2LQ

Watts
& Morgan

88 Maes Talcen

Brackla, Bridgend CF31 2LQ

£240,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A well-presented three-bedroom detached property, ideally situated in the popular area of Brackla. The property is conveniently located within a short walk of the Triangle Shopping Precinct, offering a range of local shops and amenities, as well as being within walking distance of several local schools. Just a short walk from Bridgend town centre and nearby for convenient M4 access to J36. The accommodation briefly comprises an entrance hallway, living room, dining room with access to the rear garden, and kitchen. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a private driveway providing off-road parking for multiple vehicles, together with a detached garage. To the rear is a generously sized garden, featuring both lawn and patio areas, providing an ideal outdoor space for relaxation and entertaining. The property is offered to the market with no onward chain.

Directions

* Bridgend Town Centre - 1.6 Miles * Cardiff City Centre - 20 Miles * J36 of the M4 - 3.5 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

The property is entered via a PVC door with glazed side panel, opening into the entrance hallway. The hallway features laminate flooring and a carpeted staircase rising to the first floor.

The spacious, front-facing living room provides a well-proportioned reception space, featuring continuation of the laminate flooring and two front-facing windows which allow plenty of natural light to fill the room, creating a bright and airy feel.

The rear-facing dining room offers a further reception space, with laminate flooring and a window overlooking the rear garden as well as a PVC door providing direct access to the garden.

The kitchen is fitted with a range of wall and base units with complementary work surfaces over. Integrated appliances include an under-counter fridge and separate freezer, with space and plumbing available for an additional appliance. The room benefits from laminate flooring and a rear-facing window.

To the first floor, the carpeted landing provides access to three well-proportioned bedrooms and the family bathroom.

The main bedroom is a generous double room, featuring carpeted flooring and a front-facing window.

Bedroom two is another spacious bedroom, benefiting from carpeted flooring, a rear-facing window and a useful built-in storage cupboard.

The family bathroom is fitted with a three-piece suite comprising a wash hand basin, WC and bath with shower over. The room is finished with vinyl flooring and benefits from a rear-facing window.

Bedroom three is another well-proportioned bedroom, featuring carpeted flooring and a front-facing window.

GARDEN AND GROUNDS

Approached via Maes Talcen, No. 88 benefits from a private driveway providing ample off-road parking for multiple vehicles, together with a detached double garage.

To the rear, the property enjoys a generously sized and private garden, comprising a paved patio area and a substantial lawn, all enjoying a pleasant and secluded outlook.

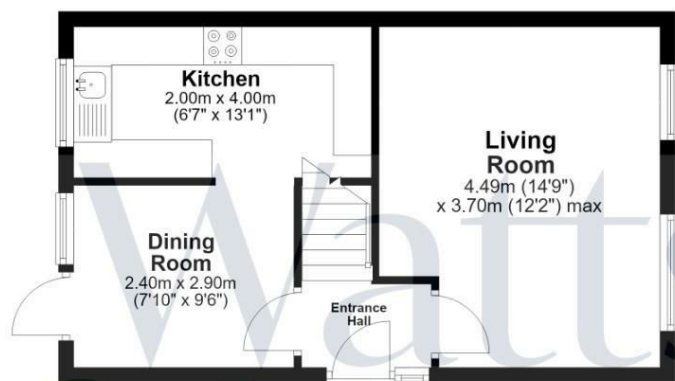
ADDITIONAL INFORMATION

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



Ground Floor

Approx. 34.9 sq. metres (375.2 sq. feet)



External

Approx. 12.5 sq. metres (134.3 sq. feet)



First Floor

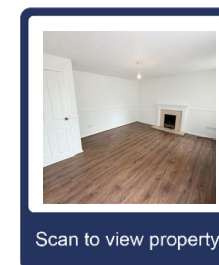
Approx. 38.2 sq. metres (411.2 sq. feet)



Total area: approx. 85.5 sq. metres (920.7 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
	59	75



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