



5, Hawthorn Way  
Bridgend, CF31 2PG

Watts  
& Morgan

## 5 Hawthorn Way

Brackla, Bridgend CF31 2PG

**£189,950**

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Investment opportunity for buy to let. A well presented 3 bedroom semi-detached property being sold with the tenant in situ. Situated in a popular location in brackla within walking distance to local shops, schools and just a short drive from J36 of the M4 and Bridgend town centre. Accommodation comprises; porch, open plan lounge/ dining room, kitchen. First floor; 3 good sized bedrooms and a bathroom. Externally offering drive with off road parking, single garage and enclosed garden.

### Directions

**Your local office: Bridgend**

**T** 01656 644288 (1)

**E** [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)





## Summary of Accommodation

### ABOUT THE PROPERTY

Entered through a uPVC front door into a porch. The open plan living room is a spacious reception room with carpeted flooring and staircase rises to the first-floor landing. The living room has a central feature fireplace and an opening in the dining room. The dining room offers carpeted flooring and sliding doors open to the rear garden. The kitchen has been fitted with a range of coordinating walls and base units with worksurfaces over. The kitchen has tiled flooring, tiled splash backs and a window to the rear. Integrated appliances to remain include the 4-ring gas hob with an extractor hood over and an integrated oven/ grill. There is space for a freestanding fridge freezer and washing machine. The first-floor landing has carpeted flooring and an airing cupboard with access to the loft hatch. Bedroom one is a double bedroom with carpeted flooring and a window to the rear, bedroom two is a second double bedroom with carpeted flooring and a window to the front. The third bedroom has carpeted flooring and a window to the front. The bathroom has been fitted with a 3-piece white suite comprising of a bath with over head shower, WC and a wash hand basin.

### GARDENS AND GROUNDS

Approached off hawthorn way, no.5 offers a private driveway to the side with off road parking for two vehicles and a single garage with a manual up and over door. To the rear is an enclosed garden laid with lawn and a patio area ideal for outdoor furniture.

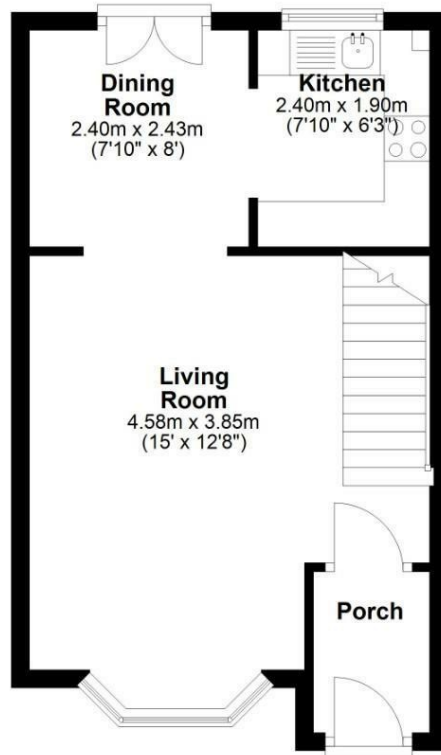
### ADDITIONAL INFORMATION

Freehold. all mains connected. EPC "C" Council tax band "C"



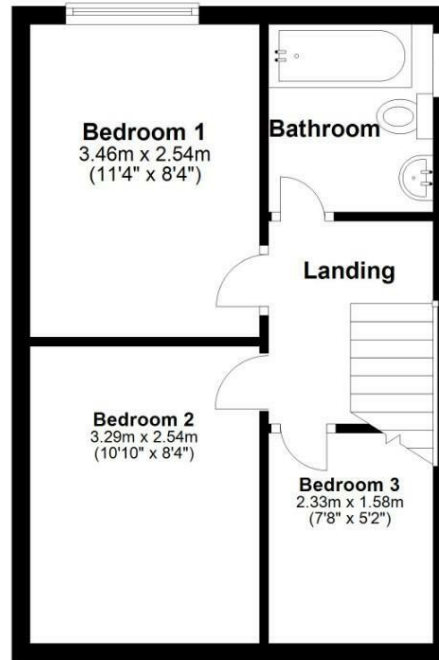
## Ground Floor

Approx. 30.1 sq. metres (323.5 sq. feet)



## First Floor

Approx. 30.0 sq. metres (322.9 sq. feet)



Total area: approx. 60.0 sq. metres (646.3 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) <b>A</b>                          |         | <b>88</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         | <b>69</b>               |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

