

296, Longacres
Bridgend, CF31 2DJ

Watts & Morgan



# 296, Longacres

## Bridgend CF31 2DJ

## £289,950 Freehold

### 4 Bedrooms | 3 Bathrooms | 1 Reception Rooms

A lovely four-bedroom semi-detached townhouse situated within a popular development in Brackla. Ideally located within walking distance of Bridgend Town Centre, the property is also conveniently close to a range of local amenities, shops, schools and Junction 36 of the M4.

The accommodation is arranged over three floors and comprises two bedrooms on the ground floor, one benefiting from an en-suite, together with a useful utility room. The first floor offers a well-equipped kitchen and spacious living room, while the second floor features two further generously sized bedrooms, with the main bedroom benefiting from an en-suite, alongside a family bathroom.

Externally, the property enjoys an enclosed rear garden with a pleasant private outlook. To the front is a private driveway providing off-road parking for two vehicles.

### Directions

* Bridgend Town Centre - 1.5 Miles * Cardiff City Centre - 20 Miles * J36 of the M4 - 3.6 Miles

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# Summary of Accommodation

ABOUT THE PROPERTY

Accessed via a PVC front door, the property opens into a welcoming entrance hallway, featuring laminate flooring, a carpeted staircase rising to the first floor and two useful storage cupboards.

The front-facing bedroom is a well-proportioned double room, featuring laminate flooring, a front-facing window and a double built-in wardrobe. The room benefits from an en-suite shower room, which is finished with laminate flooring and fitted with a three-piece suite comprising a wash hand basin, WC and enclosed shower. A further door provides access to the entrance hallway, allowing the room to be utilised as either an en-suite or a main bathroom serving the ground floor.

Bedroom three is a rear-facing ground floor bedroom, featuring laminate flooring and a set of double patio doors providing direct access to the rear garden.

The utility room benefits from vinyl flooring and features a PVC door providing access to the rear garden, together with space and plumbing for two appliances.

To the first floor, the carpeted landing provides access to the kitchen and generously sized living/dining room, as well as a carpeted staircase rising to the second floor.

The beautiful kitchen benefits from tiled flooring and two rear-facing windows, allowing plenty of natural light. It is fitted with a modern range of wall and base units with complementary work surfaces, together with integrated appliances including a fridge/freezer and dishwasher. A separate breakfast bar provides space for seating.

The generously proportioned living/dining room is a bright and spacious reception area, featuring two front-facing windows and laminate flooring. There is ample room for a range of living and dining furniture.

To the second floor, the laminate-floored landing provides access to two further bedrooms and the family bathroom.

The front-facing principal bedroom is a spacious double room, featuring laminate flooring, two front-facing windows and built-in wardrobes. The en-suite shower room benefits from laminate flooring and is fitted with a three-piece suite comprising a wash hand basin, WC and shower.

Bedroom four is a well-proportioned rear-facing bedroom, featuring laminate flooring, a rear-facing window and useful built-in storage.

The family bathroom completes the accommodation and benefits from a rear-facing window, laminate flooring and a three-piece suite comprising a wash hand basin, WC and bath.

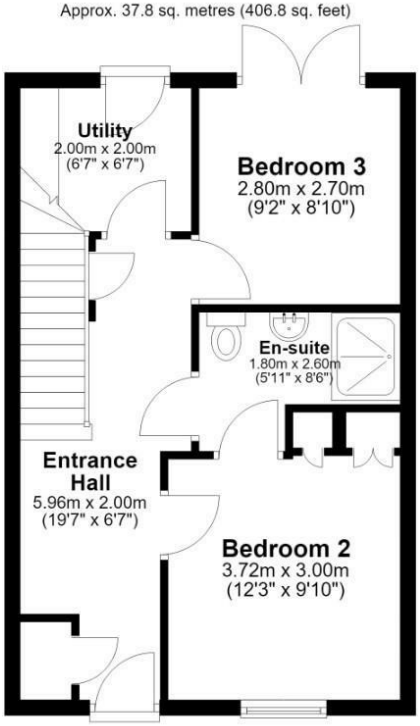
GARDEN AND GROUNDS

Approached off Longacres, Number 296 benefits from a private driveway to the front, providing ample off-road parking for multiple vehicles.
To the rear, the property enjoys a fully enclosed and private garden, featuring a combination of lawned areas, gravelled sections and a raised decking area, ideal for outdoor seating and entertaining. The garden also benefits from a useful storage shed and a gated side access leading to the front of the property.

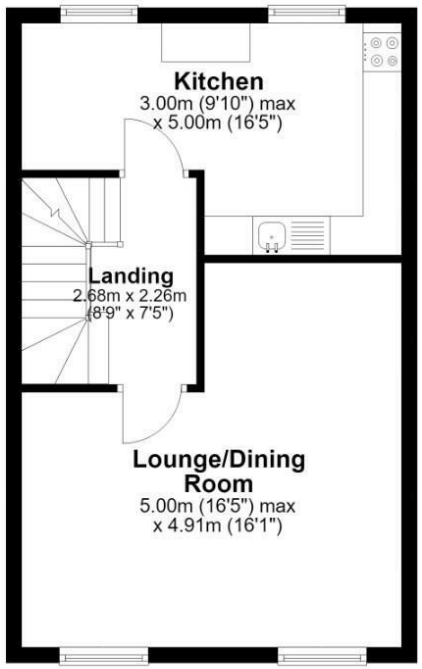
ADDITIONAL INFORMATION

All mains services connected. Freehold. EPC Rating "C". Council Tax band "E".

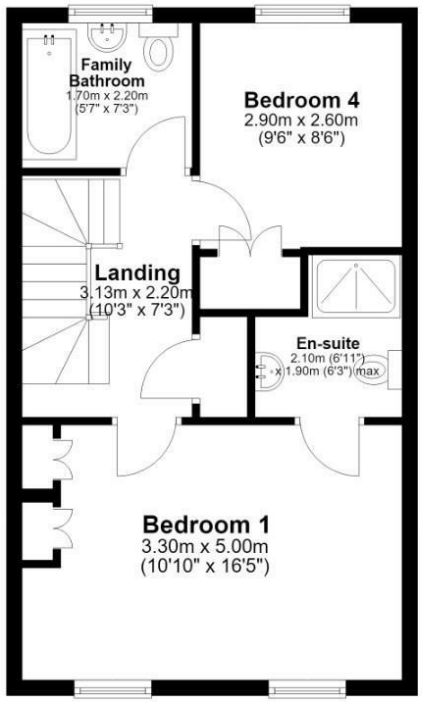
## Ground Floor
Approx. 37.8 sq. metres (406.8 sq. feet)



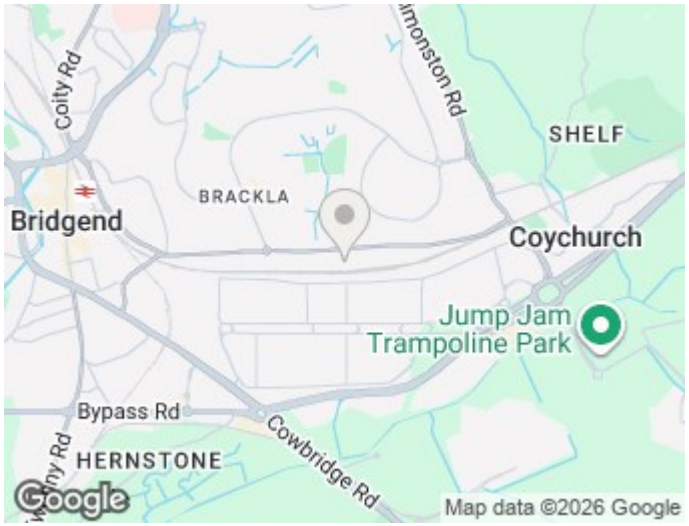

## First Floor
Approx. 40.0 sq. metres (430.5 sq. feet)




## Second Floor
Approx. 41.6 sq. metres (448.2 sq. feet)

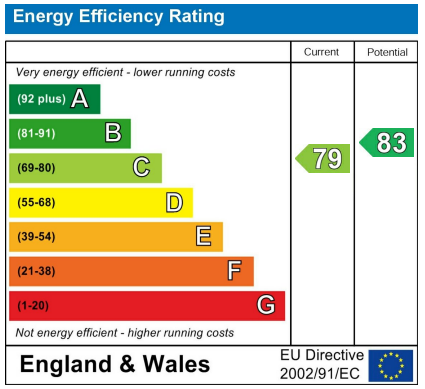


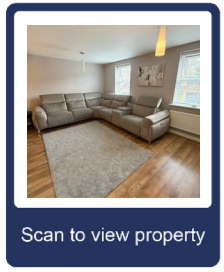

Total area: approx. 119.4 sq. metres (1285.5 sq. feet)










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.



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