



57, Lavender Court  
Bridgend, CF31 2ND

Watts  
& Morgan



# 57 Lavender Court

Brackla, Bridgend CF31 2ND

**£169,960 Freehold**

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A perfect first time purchase. A well presented 2 bedroom semi-detached property situated in Brackla. Located just a short walk from local shops, amenities and schools and offering great transport links via Bridgend Town Centre and Junction 36 of the M4. Accommodation comprises; entrance hall, lounge, kitchen and conservatory. First floor; 2 double bedrooms and a shower room. Externally offering a resin driveway to the front, 1 further allocated off-road parking space and enclosed rear garden.

## Directions

\* Bridgend - 2.5 Miles \* Cardiff - 19.0 Miles \* J36 of the M4 - 3.0 Miles

**Your local office: Bridgend**

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## Summary of Accommodation

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### ABOUT THE PROPERTY

Entered through a PVC front door into the entrance hallway with carpeted flooring and access to the kitchen.

The kitchen is fitted with a range of coordinating wall and base units with complementary laminate work surfaces over. With tiled splash-backs, vinyl flooring and windows over-looking the front. Integrated appliances include; 4-ring gas hob with extractor fan over and oven/grill. There is space provided for multiple freestanding appliances. The kitchen also houses the gas combi boiler. The living room is a great sized reception room with a built-in storage cupboard, carpeted flooring, windows and a PVC door opening into the conservatory. The conservatory is a great addition with vinyl flooring, windows to both side aspects and double doors opening out to the rear garden. There is ample space for both lounge and dining furniture. Off the living room, a door leads to the second hallway with a staircase leading up to the first floor landing.

The first floor landing has carpeted flooring and all doors lead off. Bedroom One is a double bedroom with a built-in storage cupboard, fitted wardrobes with mirror sliding doors, carpeted flooring and windows to the front.

Bedroom Two is a second double bedroom with carpeted flooring, built-in wardrobes and windows to the rear. The shower room is fitted with a 3-piece suite comprising of a walk-in shower, WC and a wash hand basin. With tiled flooring, tiling to the walls and a window to the rear.

### GARDENS AND GROUNDS

Approached off Lavender Court, no. 57 is tucked away in a quiet cul-de-sac with 1 allocated off-road parking space. There is a resin driveway to the front and a timber gate provides access around to the rear of the property.

To the rear is a fully enclosed garden with a patio area perfect for outdoor furniture. The remainder is laid with stone chippings and paving. There is also an outdoor storage shed.

### ADDITIONAL INFORMATION

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

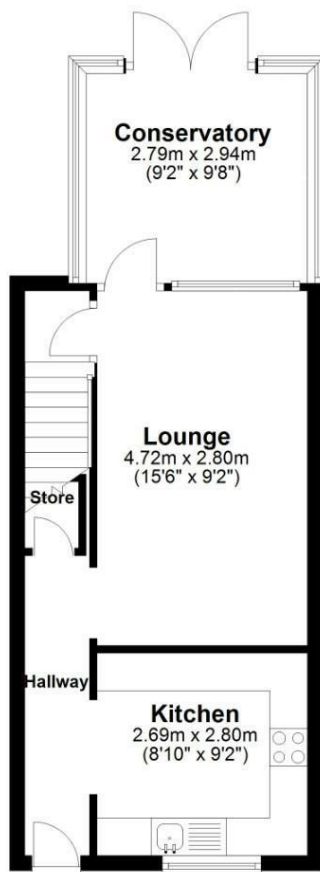
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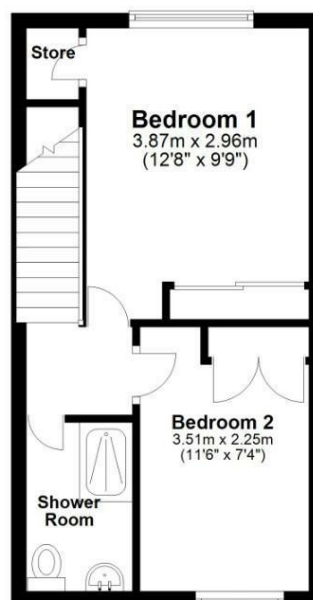
## Ground Floor

Approx. 36.7 sq. metres (395.0 sq. feet)



## First Floor

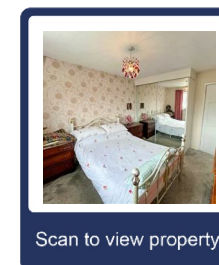
Approx. 28.1 sq. metres (302.7 sq. feet)



Total area: approx. 64.8 sq. metres (697.6 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>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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