



17, Caer Newydd
Bridgend, CF31 2JZ

Watts
& Morgan

17 Caer Newydd

Brackla, Bridgend CF31 2JZ

£160,000 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A perfect first time purchase or investment property. A well presented 2 bedroom mid-terrace property situated in a popular location in Brackla being sold with no onward chain. The property is located conveniently within walking distance of local shops, schools and amenities and close proximity to Bridgend Town Centre with local transport links and Junction 36 of the M4. Accommodation comprises; entrance hall, lounge/dining room and kitchen. First floor; 2 bedrooms and a bathroom. Externally offering off-road parking for 2 vehicles and a low maintenance enclosed rear garden. EPC Rating; 'C'.

Directions

* Bridgend town centre - 2.5 Miles * Cardiff - 24.0 Miles * J36 of the M4 - 2.8 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a PVC front door into the entrance hallway with vinyl flooring and a carpeted staircase leads up to the first floor landing.

The kitchen, to the front of the property, has been fitted with a range of coordinating wall and base units with complementary work surfaces over. With tiled splash-backs, vinyl flooring and a window to the front. Integrated appliances include; 4-ring gas hob with oven, grill and extractor hood over and a stainless steel sink with drainer. There is space provided for a freestanding fridge/freezer and a freestanding washing machine. There is an understairs storage cupboard and to the rear is the open-plan lounge/dining room with carpeted flooring and French doors opening out to the rear garden.

The first floor landing offers carpeted flooring and an built-in airing cupboard housing the gas combi boiler. Bedroom One is a double bedroom with carpeted flooring, built-in wardrobes and windows to the front. Bedroom Two is a single room with carpeted flooring, a single built-in wardrobe and a window to the rear. The bathroom is fitted with a 3-piece suite comprising of a panelled bath with over-head shower, WC and a wash hand basin. With tiling to the walls, vinyl flooring and a window to the rear.

GARDENS AND GROUNDS

Approached off Caer Newydd, no. 17 is tucked away in a quiet position with 2 off-road parking spaces. To the rear of the property is a low maintenance fully enclosed garden with 2 patio areas perfect for outdoor furniture. All enclosed via timber fencing benefitting from a private aspect with tall trees behind.

ADDITIONAL INFORMATION

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

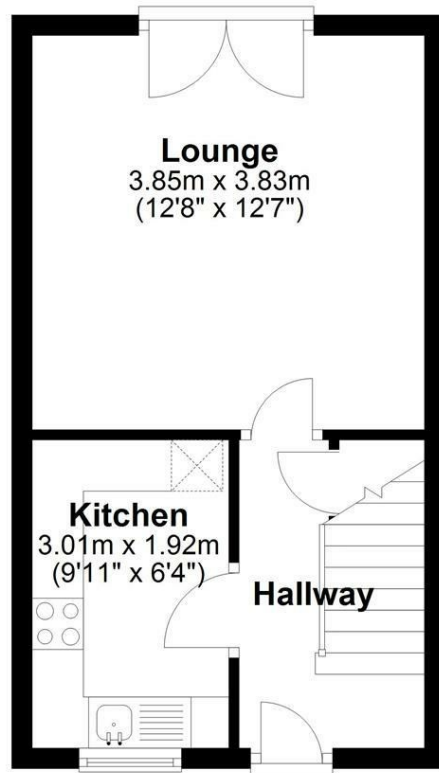
DISCLAIMER

As required under the Estate Agents Act 1979, we are required to disclose that the vendor of this property is associated with a member of staff at Watts & Morgan LLP.



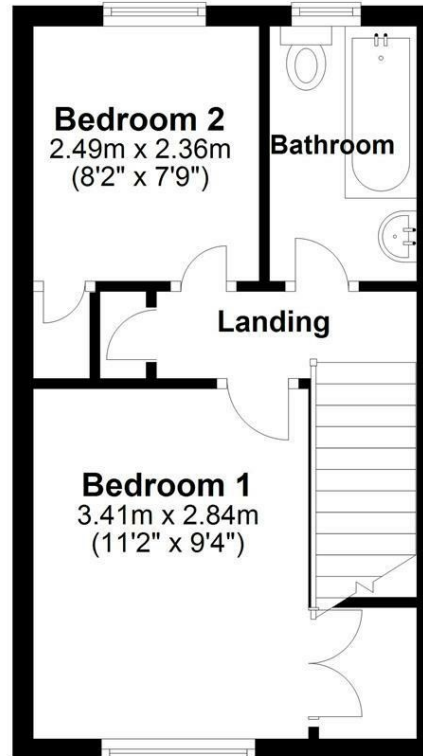
Ground Floor

Approx. 26.7 sq. metres (286.9 sq. feet)



First Floor

Approx. 26.9 sq. metres (290.0 sq. feet)



Total area: approx. 53.6 sq. metres (576.9 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		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		74
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

