



9, Georgian Way
Bridgend, CF31 2EX

Watts
& Morgan



9, Georgian Way

Brackla, Bridgend CF31 2EX

£210,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

GUIDE PRICE ** £210,000 - £220,000**

New to the market, this well proportioned extended 3 bedroom semi-detached property situated in a popular area in Brackla. Located within great access of Bridgend Town Centre, local shops, amenities and schools. Close to Junction 36 of the M4 motorway. This well presented accommodation comprises; entrance hall, lounge, dining/sitting room and kitchen. First floor; 2 double bedroom, 1 single bedroom and a family bathroom. Externally enjoying a private driveway, single garage and a well maintained rear garden. EPC Rating; 'C'.

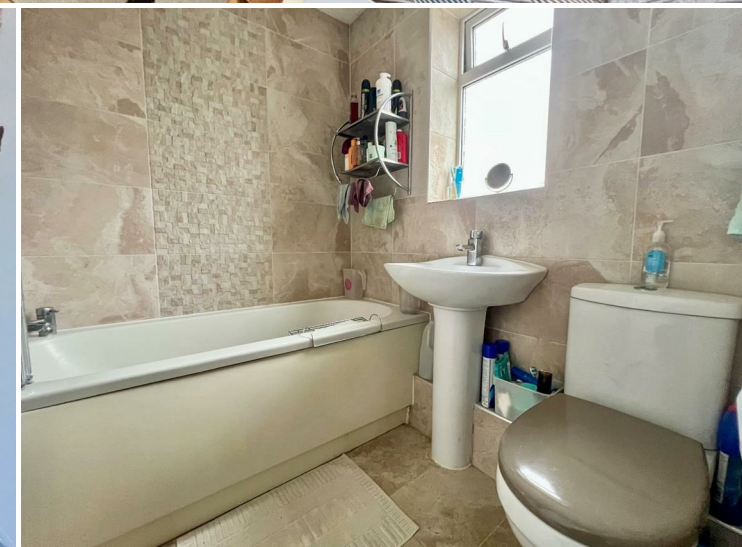
Directions

* Bridgend Town Centre - 2.9 Miles * Cardiff City Centre - 21.0 Miles * J36 of the M4 - 3.0 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

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

To the front is the living room, a spacious reception room with laminate flooring, bay windows over-looking the front and a door leading into the dining/sitting room. The living room benefits from a tiled chimney breast with a wall-mounted gas fireplace.

The dining/sitting room is a versatile second reception room with laminate flooring, double doors opening out onto the rear garden and windows looking over the rear garden. Features a large under-stairs storage cupboard and a door providing access into the garage.

The kitchen has been fitted with range of coordinating wall and base units and complementary work surfaces over. Also benefitting from tiled splash-backs, ceramic tiled flooring and a window to the rear. Appliances to remain including; freestanding range oven with grill and gas hob and extractor fan, stainless steel sink with drainer. Space is provided for a freestanding fridge/freezer and washing machine.

The first floor landing offers carpeted flooring, a window to the side and access to the loft hatch.

Bedroom one is a great sized main bedroom, located to the front of the property, with carpeted flooring and windows to the front.

Bedroom two is a further double bedroom with carpeted flooring, alcove space for wardrobes and windows to the rear.

Bedroom three is a comfortable single bedroom with built-in storage above the stairs, carpeted flooring and windows to the front.

The bathroom is fitted with a 3-piece white suite comprising of a panelled bath with over-head shower fitted and glass screen, pedestal wash hand basin and a dual flush WC. Also benefitting from tiled walls, ceramic tiled flooring and a chrome heated towel radiator. There is a window to the side elevation.

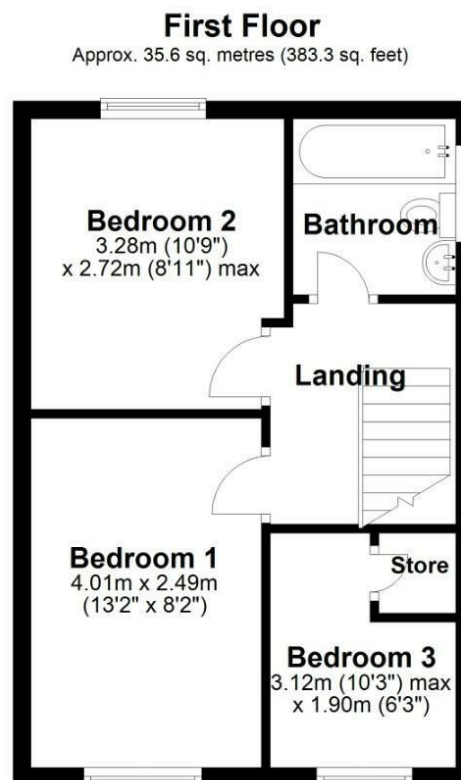
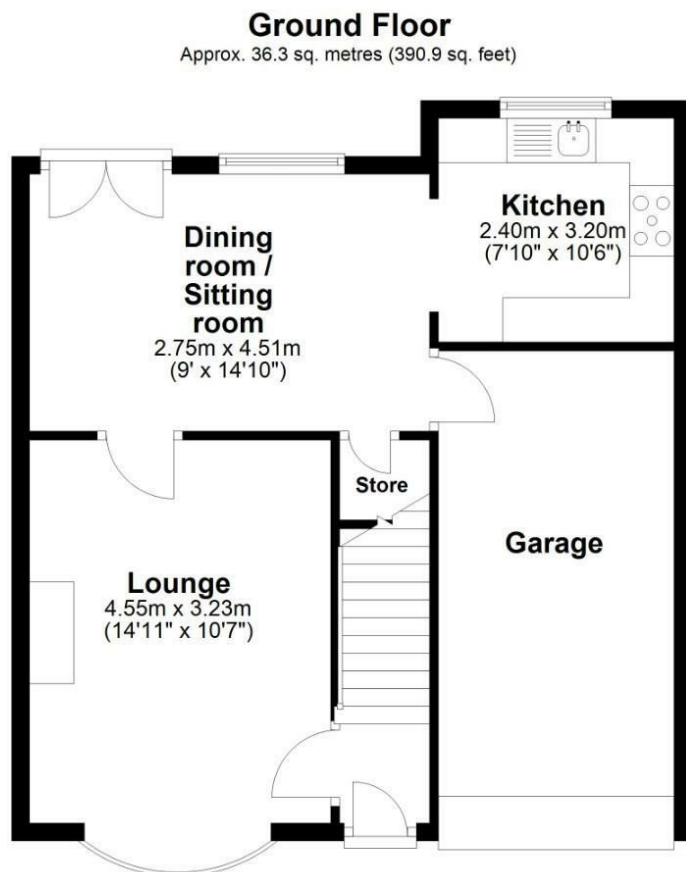
GARDENS AND GROUNDS

Approached off Georgian Way, no. 9 benefits from a private resin driveway to the front for off-road parking for 1 vehicle leading to the single garage with electric roller shutter door, full power and light supply. The garage benefits from a utility area with space and plumbing provided for appliances. The front garden is laid to lawn. To the rear of the property is a generous enclosed garden with a large patio area perfect for outdoor furniture, a paved pathway leads down to the rear of the garden whilst the remainder is laid to lawn. There is an outdoor storage shed and a gate providing side access.

ADDITIONAL INFORMATION

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



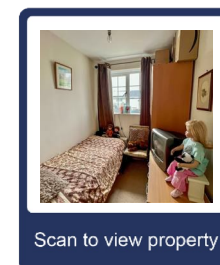


Total area: approx. 71.9 sq. metres (774.2 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		86
(81-91) B		
(69-80) C	71	
(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



Scan to view property



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