



50, Cae Bracla
Bridgend, CF31 2HF

Watts
& Morgan



50, Cae Bracla

Brackla, Bridgend CF31 2HF

£185,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A well-proportioned three-bedroom mid-terrace property located in a popular area of Brackla, just a short walk from local schools, shops and everyday amenities. The property also offers excellent access to Bridgend Town Centre and Junction 36 of the M4. The accommodation comprises an open-plan kitchen/dining room and a spacious living room. To the first floor, there are three good-sized bedrooms and a family bathroom. Externally, the property benefits from a private driveway, a single garage and a low-maintenance rear garden. The property is being sold with no onward chain, making it an ideal opportunity for a smooth and straightforward purchase.

Directions

* Bridgend Town Centre - 2.5 Miles * Cardiff City Centre - 20.1 Miles * J36 of the M4 - 3.5 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a PVC door, the property opens into the open-plan kitchen/dining room. The kitchen is fitted with a range of coordinating wall and base units with complementary work surfaces, tiled splashbacks, vinyl flooring and a front-facing window. Appliances to remain include a freestanding oven with 4-ring gas hob and extractor fan, with space provided for a fridge/freezer and washing machine. The dining area features carpeted flooring, a staircase rising to the first floor and access into the living room. The living room, positioned at the rear of the property, is a spacious reception room with carpeted flooring, rear-facing windows and a PVC door opening out to the garden.

The first-floor landing offers carpeted flooring, two built-in storage cupboards—one housing the gas combi boiler—and access to the loft hatch. Bedroom One is a double bedroom with carpeted flooring and a rear-facing window. Bedroom Two is another double bedroom featuring built-in storage, carpeted flooring and a front-facing window. Bedroom Three is a well-proportioned single bedroom with carpeted flooring and a rear-facing window. The bathroom is fitted with a three-piece suite comprising a shower enclosure, WC and wash-hand basin, finished with vinyl flooring, tiled walls and a rear-facing window.

GARDENS AND GROUNDS

Approached off Cae Brackla, No. 50 benefits from a private driveway to the front, providing off-road parking in front of the single garage, which is fitted with a manual up-and-over door. To the rear, the property enjoys a fully enclosed, low-maintenance garden. The space has been attractively tiered with a patio area and stone chippings, creating an ideal area for outdoor seating and relaxation.

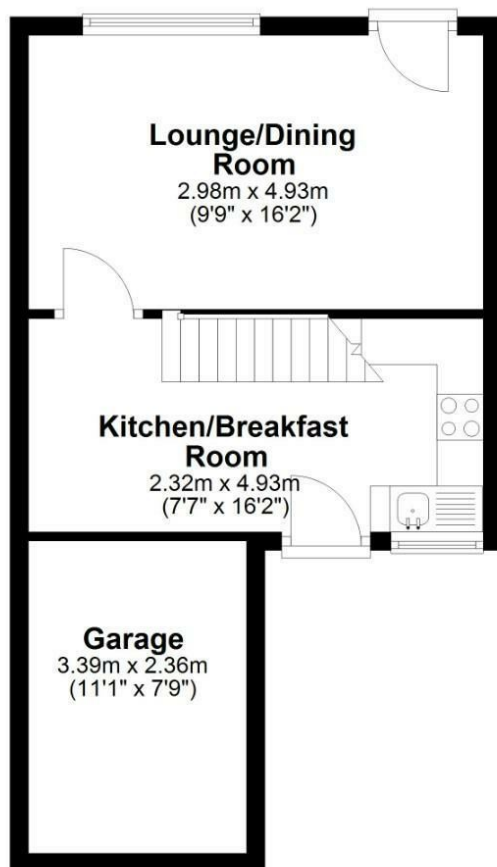
ADDITIONAL INFORMATION

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



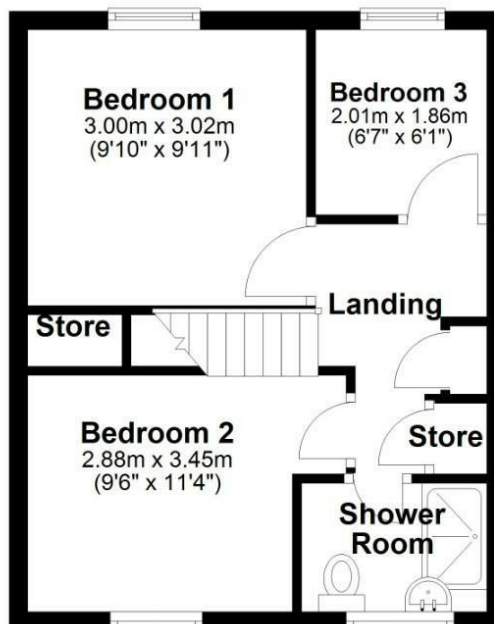
Ground Floor

Approx. 34.8 sq. metres (374.9 sq. feet)

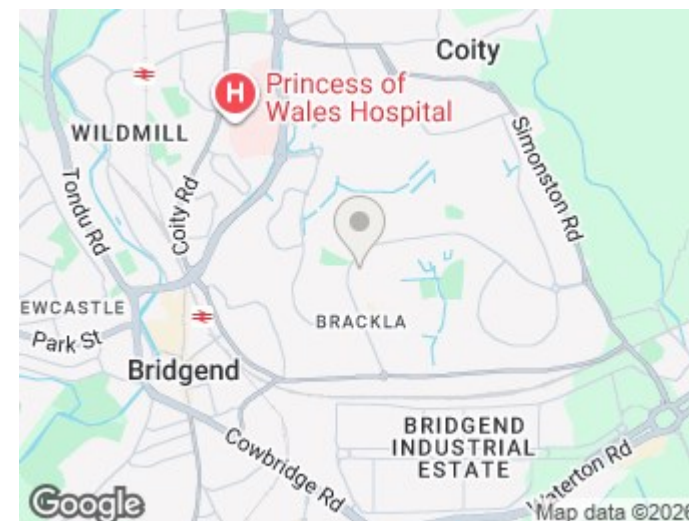


First Floor

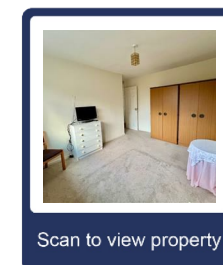
Approx. 32.4 sq. metres (348.5 sq. feet)



Total area: approx. 67.2 sq. metres (723.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	74
England & Wales EU Directive 2002/91/EC		



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