



2, Hunters Ridge
Bridgend, CF31 2LH

Watts
& Morgan



2, Hunters Ridge

Brackla, Bridgend CF31 2LH

£199,950 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A well proportioned 3 bedroom semi-detached property situated in a popular location in Brackla. Located with great access to local shops, amenities, schools, Bridgend Town Centre and Junction 36 of the M4. Accommodation comprises; entrance hall, lounge/dining room, WC, kitchen and rear porch. First floor; 2 double bedrooms, 1 single room and a bathroom. Externally offering a private driveway, single garage and rear garden. Being sold with no onward chain. EPC Rating; 'C'

Directions

* Bridgend town centre - 2.2 Miles * Cardiff city centre - 22.0 Miles * J36 of the M4 -3.5 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 a staircase rising to the first floor and all doors lead off.

The ground floor WC is fitted with a WC and a wall-mounted wash hand basin. With tiled flooring and a window to the side.

The open-plan lounge/dining room benefits from bay windows to the front, carpeted flooring and a second set of windows to the rear. There is a central feature gas fireplace and ample space for lounge and dining furniture.

The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over. All appliances are freestanding with tiled flooring, partly tiled walls, a window to the rear and a partly glazed door out to the rear porch.

The first floor landing offers carpeted flooring and access to the loft hatch.

Bedroom one, to the front of the property, is a double bedroom with built-in storage housing the gas boiler, carpeted flooring and windows to the front.

Bedroom two is a second double bedroom with carpeted flooring and a window to the rear.

Bedroom three is a single room with carpeted flooring, built-in storage and a window to the front.

The bathroom is fitted with a 3-piece suite comprising of a walk-in shower, WC and a wash basin with partly tiled walls, tiled flooring and a window to the rear.

GARDENS AND GROUNDS

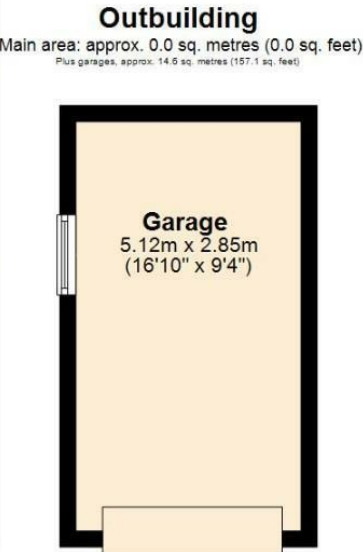
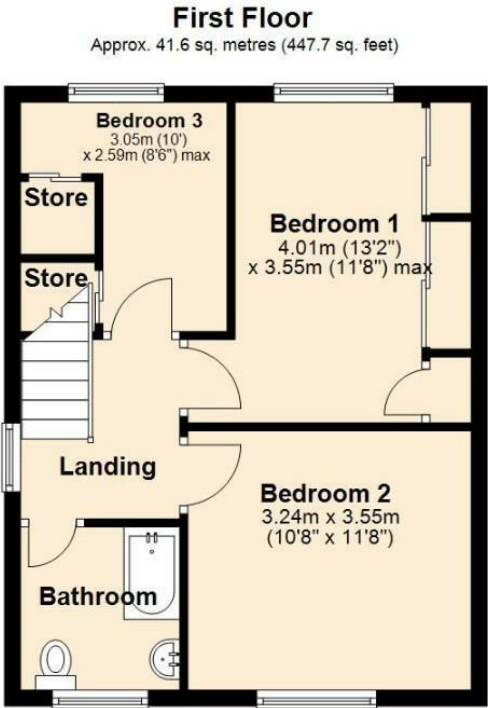
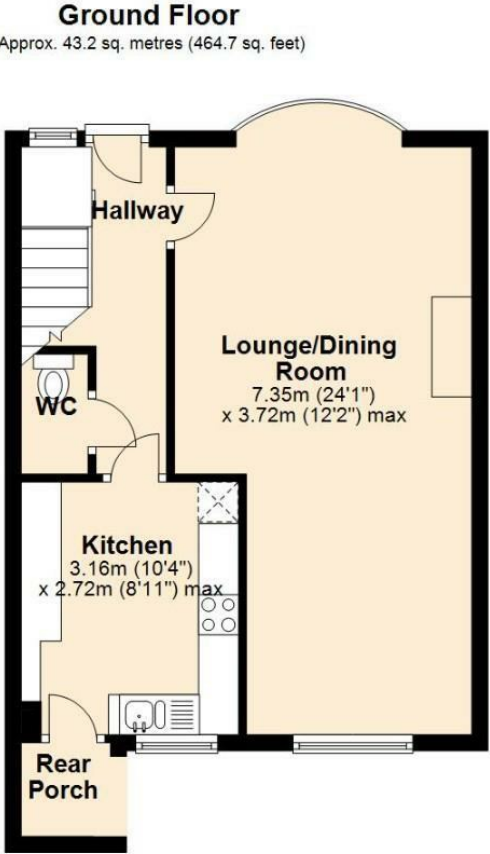
No. 2 benefits from a front lawned garden and a private driveway leading down to the single garage with power supply.

To the rear of the property is an enclosed garden with a side gate providing access out to the drive and a raised patio area ideal for outdoor furniture. Steps lead down to a further lawned section with planted borders and separate greenhouse.

ADDITIONAL INFORMATION

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

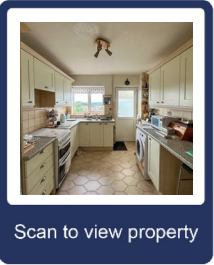




Main area: Approx. 84.8 sq. metres (912.4 sq. feet)
Plus garages, approx. 14.6 sq. metres (157.1 sq. feet)
All measurements are approximate, and for display purposes only.
Plan produced using PlanUp.



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		
	80	85
England & Wales		
EU Directive 2002/91/EC		



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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