



160, Highfields
Bridgend, CF31 2PE

Watts
& Morgan



160, Highfields

Brackla, Bridgend CF31 2PE

£360,000 Freehold

4 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A beautifully presented four-bedroom detached home in Brackla. Situated in a peaceful cul-de-sac in the sought-after area of Brackla, this attractive four-bedroom detached home offers spacious, well-appointed accommodation, ideally located within walking distance of local schools, shops and amenities, with excellent access to Bridgend town centre and the M4 at Junction 36. The ground floor comprises a welcoming entrance hallway, elegant living room, separate sitting room, spacious kitchen/diner and a cloakroom. Upstairs, four generously sized bedrooms are complemented by a family bathroom. Externally, the property boasts a private driveway providing ample off-road parking, a single garage and a beautifully landscaped wraparound rear garden.

Directions

* Bridgend Town Centre - 1.6 Miles * Cardiff City Centre - 20 Miles * J36 of the M4 - 3.2 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

The property is entered via a composite front door with an adjacent glazed panel, leading into a welcoming hallway featuring tiled flooring and a carpeted staircase with an attractive glass balustrade rising to the first-floor landing. Internal access is also provided to the single garage, which benefits from power and plumbing, offering potential for a utility area. The main living room is positioned to the front of the property, providing a spacious and inviting reception room with carpeted flooring and two windows fitted with stylish shutters. A versatile second reception room offers an attractive feature wood-burning stove, laminate flooring, recessed spotlights and a rear window with fitted shutters. Bi-folding doors open onto a side seating area, creating a wonderful space for relaxation and entertaining. Double doors lead from the hallway into the impressive kitchen/dining room, featuring tiled flooring, recessed spotlights, rear-facing windows and patio doors opening directly onto the garden. There is ample space for a dining table, making this an ideal setting for family meals and social gatherings. The kitchen is fitted with a contemporary range of coordinating wall and base units, complemented by granite work surfaces. There is space for a freestanding fridge/freezer, alongside a range of integrated appliances, including an oven/grill, microwave, five-ring gas hob with stainless steel extractor hood and dishwasher. Completing the ground floor is a convenient cloakroom, fitted with tiled flooring, a WC and wash hand basin.

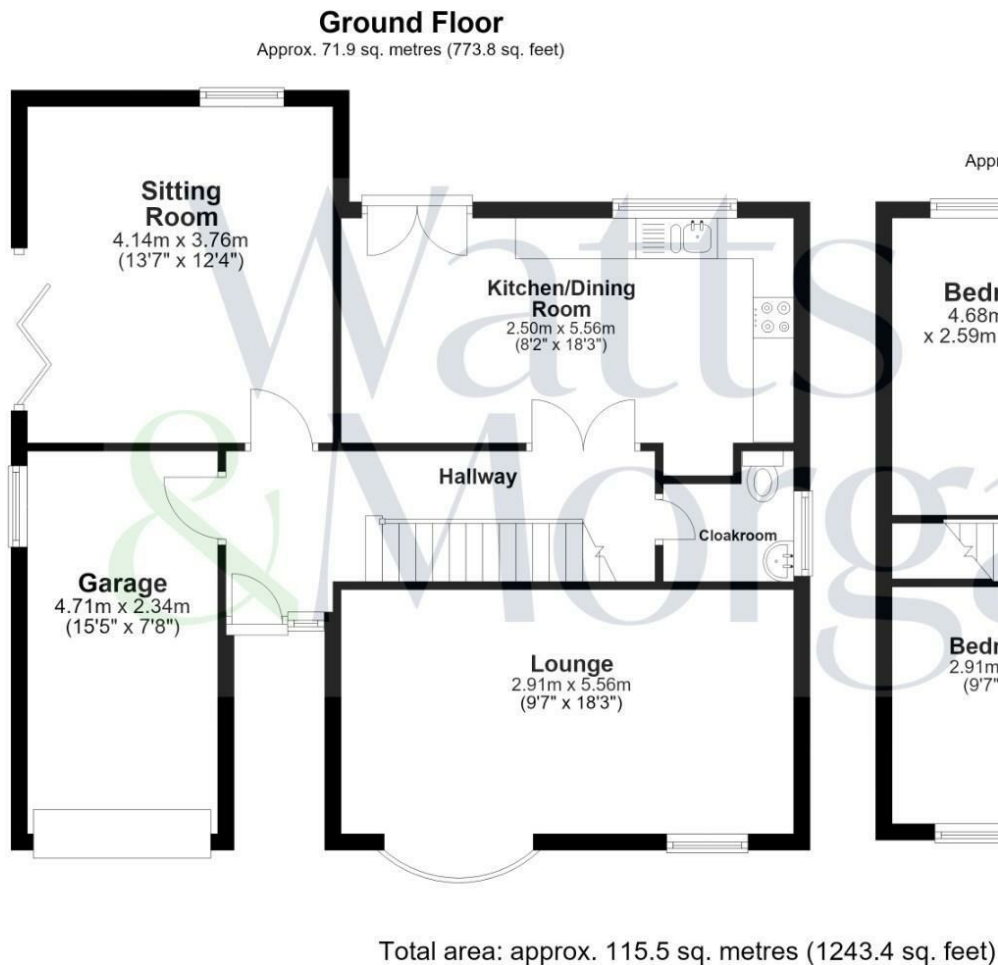
The first-floor landing features carpeted flooring, a built-in storage cupboard and access to the loft via a hatch. Bedroom one is a well-proportioned double bedroom with carpeted flooring and a rear-facing window. Bedroom two is another comfortable double, positioned to the front of the property, while bedroom three also offers generous proportions, carpeted flooring and a rear-facing window. Bedroom four is a good-sized room with a front-facing window, providing flexibility for use as a bedroom, home office or dressing room. The family bathroom is stylishly appointed with a contemporary three-piece suite comprising a tiled bath with overhead shower and glass screen, WC and wash basin set within a vanity unit. Finished with tiled walls and flooring, an illuminated LED mirror, recessed spotlights and a side-facing window, the bathroom offers a modern and practical space.

GARDENS AND GROUNDS

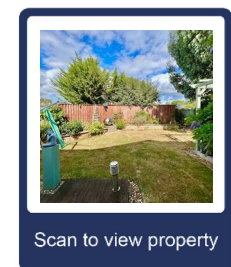
Approached from Highfields, No. 160 occupies a desirable position at the end of a peaceful cul-de-sac. To the front, the property benefits from a private driveway providing ample off-road parking, alongside a neatly maintained lawned garden. A single garage, fitted with a manual up-and-over door, also offers convenient internal access to the property. To the rear, a generous wraparound garden provides an excellent space for outdoor relaxation and entertaining. Predominantly laid to lawn, the garden also features a paved patio, raised planting borders and two decked seating areas, one enhanced by a pergola, ideal for outdoor furniture. Further benefits include a useful storage shed and outdoor lighting, adding both practicality and ambience.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "D". Council tax band "E"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on
  

**Watts
& Morgan**