



4, St. Davids Close
Bridgend, CF31 2BN

Watts
& Morgan

4 St. Davids Close

Brackla, Bridgend CF31 2BN

£169,950 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A perfect first time purchase. This well presented 2 bedroom mid-terrace property is being sold with no onward chain. Situated in a popular location in Brackla. Within walking distance of local schools, shops, amenities and close proximity to Junction 36 of the M4 and Bridgend Town Centre. Accommodation comprises; entrance hall, lounge, kitchen/breakfast room and conservatory. First floor; 2 good size bedrooms and a bathroom. Externally offering a private drive to the front with off-road parking, further allocated off-road parking space and a low maintenance rear garden. Chain free.

Directions

* Bridgend - 2.5 Miles * Cardiff - 19.0 Miles * J36 of the M4 - 2.0 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a stable style composite front door into the hallway with LVT flooring and a carpeted staircase leads up to the first floor.

The living room is a great sized reception room with LVT flooring and windows over-looking the front leading into the kitchen/breakfast room.

The kitchen/breakfast room has been fitted with a range of coordinating wall and base units with complementary work surfaces over with a breakfast bar area with space for high stools. Features tiled flooring, tiled splash-back, a PVC door opening out to the conservatory and a window over-looking the conservatory. Integrated appliances include; 4-ring induction hob with oven, grill and extractor hood over and space is provided for a freestanding wash washing and fridge/freezer.

The conservatory is a great addition with further living space with tiled flooring, windows over-looking the rear garden and double doors opening out to the rear garden.

The first floor landing offers carpeted flooring, built-in airing cupboard and access to the loft hatch.

Bedroom One is a double bedroom with carpeted flooring, alcove for wardrobes and windows to the front.

Bedroom Two is a single room with carpeted flooring and windows to the rear.

The bathroom is fitted with a 3-piece suite comprising of a panelled bath with overhead shower, WC and a wash hand basin. With LVT flooring, tiling to the walls and a window to the rear.

GARDENS AND GROUNDS

Approached off St. Davids Close, no. 4 benefits from a private drive to the front with off-road parking for 1 vehicle and a further allocated off-road parking space to the side.

To the rear of the property is an enclosed low maintenance garden laid with patio; perfect for outdoor furniture.

ADDITIONAL INFORMATION

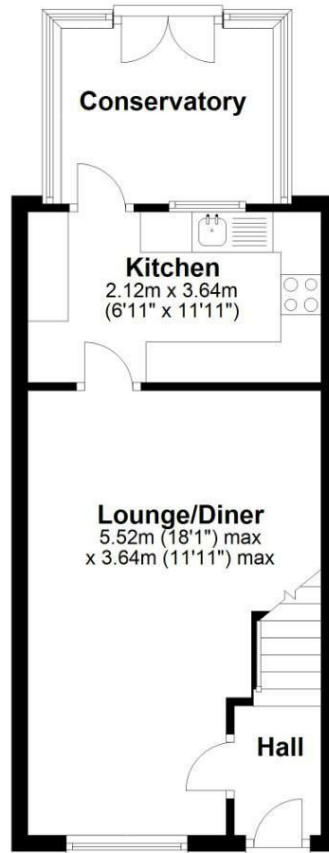
Freehold. All mains services connected. EPC Rating; 'C'. EPC Rating; 'B'.





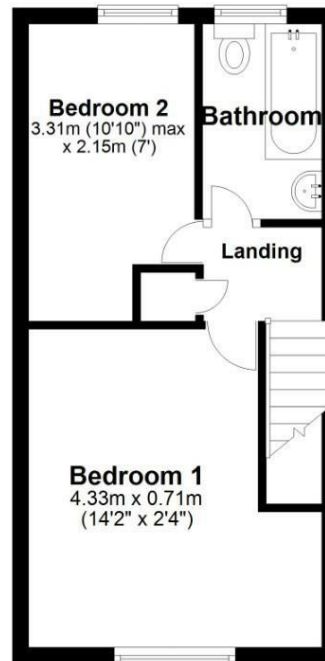
Ground Floor

Approx. 34.2 sq. metres (367.8 sq. feet)



First Floor

Approx. 24.9 sq. metres (268.5 sq. feet)



Total area: approx. 59.1 sq. metres (636.3 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		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		70
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

