



10, Ger-Y-Sedd  
Bridgend, CF31 2LB

Watts  
& Morgan

# 10 Ger-Y-Sedd

Brackla, Bridgend CF31 2LB

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**£400,000 Freehold**

**5 Bedrooms | 3 Bathrooms | 2 Reception Rooms**

\*\*\*Guide Price £400,000-£415,000\*\*\*

Watts & Morgan are proud to offer this immaculate well presented 5 bedroom detached property. Situated in a desirable location in Brackla. Conveniently located within walking distance to schools, amenities, Bridgend Town Centre and Junction 36 of the M4. Accommodation comprises; entrance hallway, lounge, dining room, open-plan kitchen/breakfast room, utility and WC. First floor; 2 double bedrooms, 2 single bedroom, family bathroom and a Jack & Jill bathroom. Externally offering a private driveway with generous parking for 2 vehicles, integral garage with power supply and an enclosed spacious landscaped garden with a purpose-brick built office independent to the property ideal for home workers. Being sold with no ongoing chain. EPC Rating; 'TBC'

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## Directions

Bridgend Town Centre- 2.5 Miles Cardiff City Centre- 22.8 Miles J36 (M4 Motorway) - 3.3 Miles

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**Your local office: Bridgend**

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## Summary of Accommodation

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### ABOUT THE PROPERTY

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

The ground floor WC is fitted with tiled flooring and comprises a WC and a wash hand basin with storage below.

The living room is a superb space fitted with laminate flooring, a window to the front elevation, decorative wood beams giving a feeling of warmth and character and the lounge benefits from a decorative fire place being the focal point of the room.

The dining room accessed from the kitchen, has a continuation of the laminate flooring, with ample space for dining room furniture, ideal for a childrens play room and has uPVC patio doors leading to the garden.

The open-plan kitchen/dining room is fitted with a range of white gloss wall and base units with complementary laminate work surfaces and a continuation of laminate flooring. Integrated appliances to include; a 'Hotpoint' oven and a 4-ring gas hob with a glass splash-back and extractor hood over. Space is provided for dining room furniture and a freestanding fridge/freezer. There is access to the living room from the kitchen and into the hallway.

Leading off the kitchen is the utility with space and plumbing for a freestanding washing machine, tumble dryer and dishwasher. With continuation of wood effect laminate flooring, windows over-looking over the rear garden and a door opening out to the garden. The utility also houses the floor-mounted gas boiler.

The first floor landing offers carpeted flooring with access to the partially boarded loft hatch and a storage cupboard housing the water tank with space for storage.

Bedroom One is a spacious bedroom with space for wardrobes and bedroom furniture. Fitted with carpeted flooring, a window to the front and a courtesy door opens to a dressing room/fifth bedroom if required.

Bedroom Two is a generous double bedroom with carpeted flooring with a hidden cupboard leading to a 3-piece en-suite. The en-suite comprises; a shower cubicle with an electric shower, sink within vanity unit and a WC. A window over-looks the side elevation and further storage for integral wardrobes.

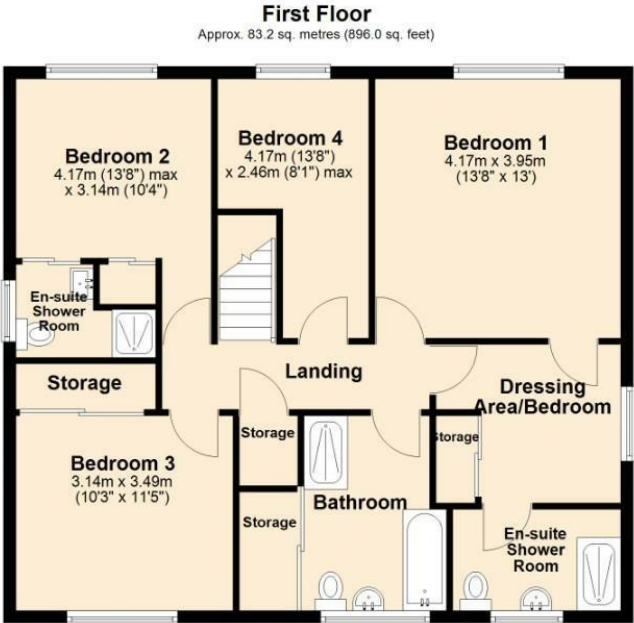
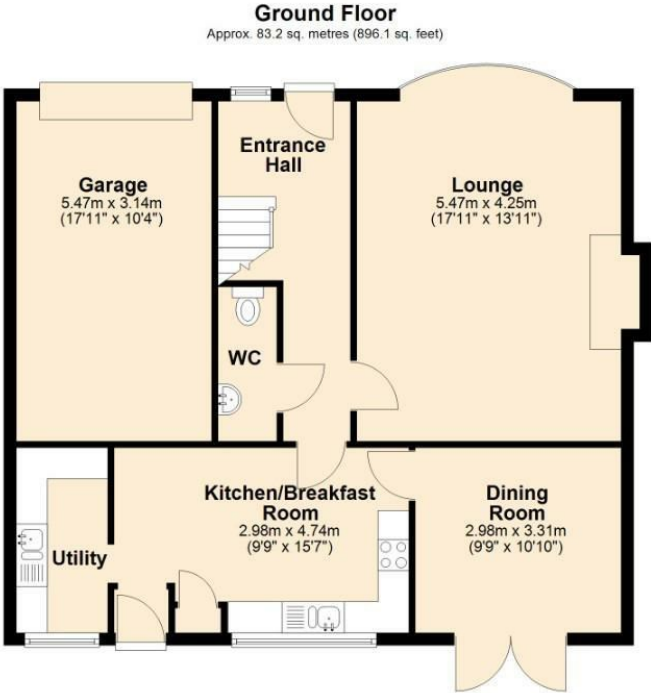
Bedroom Three is a generous double with fitted wardrobes and a uPVC window over-looking the rear garden.

Bedroom Four is a single bedroom with carpeted flooring, a uPVC window to the front with ample space for wardrobe and desk.

Bedroom Five is a generous single bedroom which could be used as an office with space for integral wardrobes leading to a Jack & Jill which can be shared between the two bedrooms. This 3-piece suite comprises; a fully tiled double shower cubicle, a vanity sink unit and a WC. Fitted with tiled flooring and an opaque window to the rear elevation.



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.



Total area: approx. 166.5 sq. metres (1792.1 sq. feet)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.  
Plan produced using PlanUp.

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

