



60, Longacres  
Bridgend, CF31 2DD

Watts  
& Morgan



# 60, Longacres

Bridgend CF31 2DD

**£159,950 Freehold**

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

An ideal first time purchase or investment property. This well presented two bedroom mid-terraced property situated in a popular location in Brackla. Being sold with no chain. Conveniently located to local transport links, Bridgend Town Centre with local train station with direct access to Cardiff city centre and Swansea city centre. The M4 Junction 35 is just a few minutes drive away. Accommodation comprises of lounge, kitchen/dining room, WC. First floor landing, two good size bedrooms, family bathroom. Externally offering two allocated off-road parking spaces to the front and a rear garden. Chain free.

## Directions

Bridgend Town Centre- 3.2 Miles Cardiff City Centre- 22.5 Miles J36 (M4 Motorway) - 4.4 Miles

**Your local office: Bridgend**

T 01656 644288 (1)

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)





## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a PVC door into the living room with carpeted flooring and staircase leads up to the first floor. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and wash-hand basin with tiled splashback and vinyl flooring. The kitchen/dining room has been fitted with a range of coordinating wall and base units with complementary work surfaces over with tiled splashbacks, vinyl flooring, window to the rear and sliding doors opening out to the rear garden. There is ample space for a dining table. Integrated appliances include 4-ring gas hob with oven, grill and stainless steel extractor hood over. Space is provided for a freestanding fridge freezer and washing machine and a one and a quarter bowl stainless steel sink with drainer.

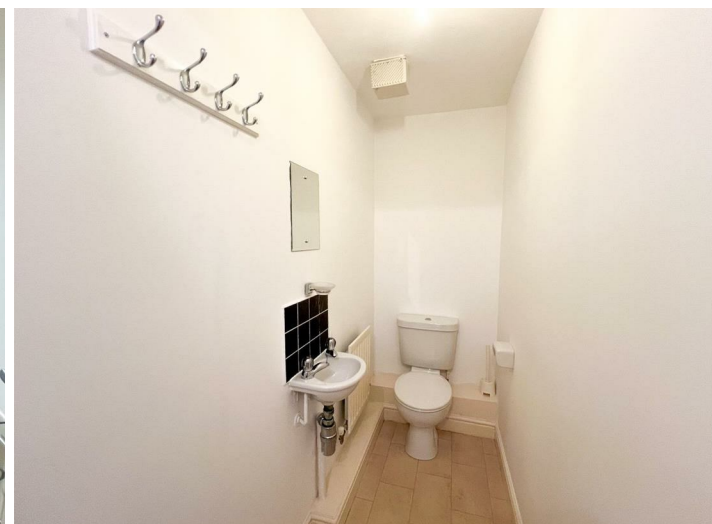
The first floor landing offers carpeted flooring and access to the loft hatch. Bedroom one is a double bedroom with carpeted flooring, built-in wardrobes and a window to the front. Bedroom two is a comfortable single room with carpeted flooring, built-in airing cupboard and a window to the rear. The bathroom is fitted with a 3-piece suite comprising of a panelled bath with overhead shower, pedestal wash-hand basin and WC with vinyl flooring, partially tiled walls and a window to the rear.

### GARDENS AND GROUNDS

Approached off Longacre No.60 benefits from two allocated off-road parking spaces. To the rear is an enclosed garden with a patio area and the remainder is laid to lawn. A timber gate providing access to the rear walkway.

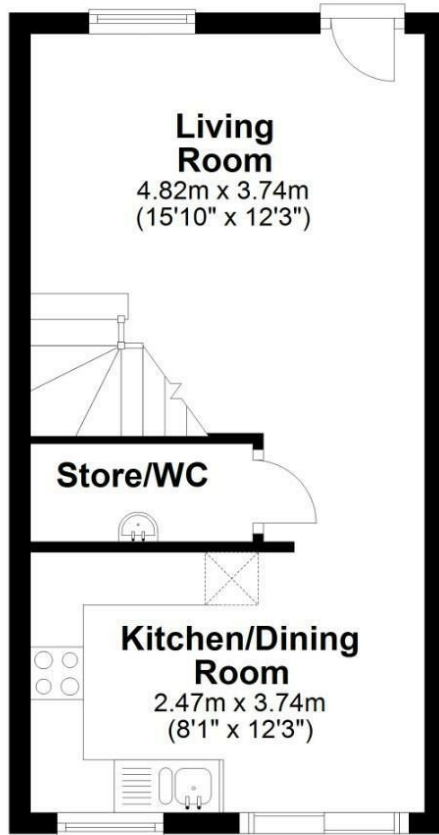
### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "C". Council Tax Band "C".



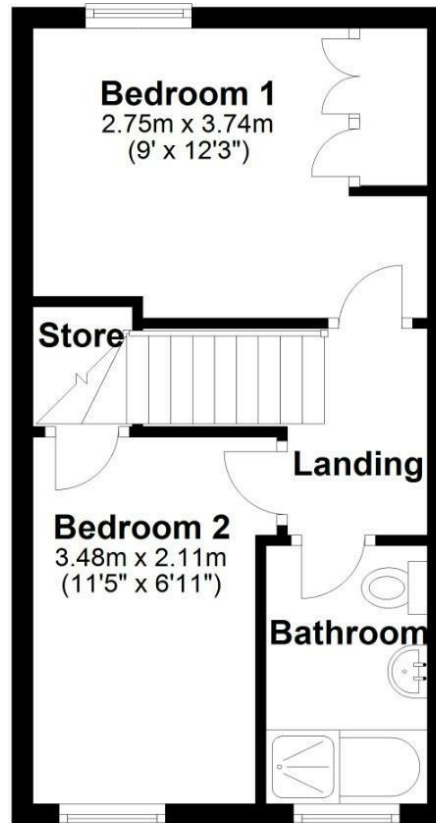
## Ground Floor

Approx. 27.7 sq. metres (297.7 sq. feet)

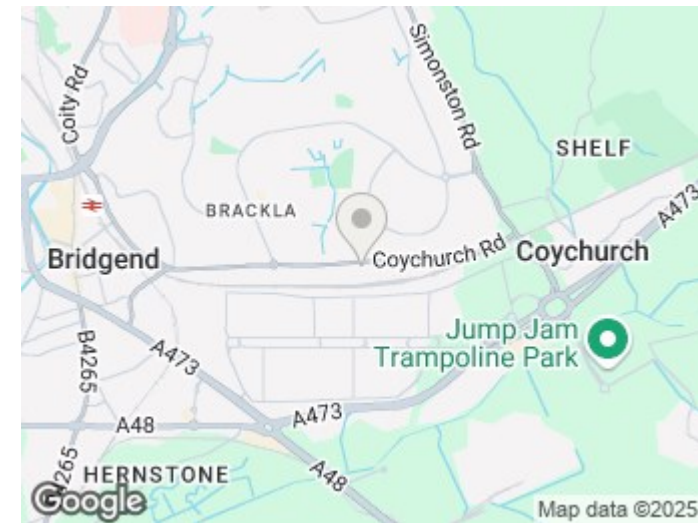


## First Floor

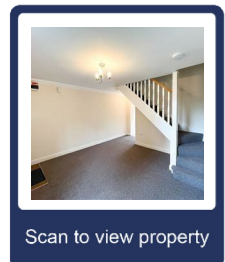
Approx. 27.7 sq. metres (298.2 sq. feet)



Total area: approx. 55.4 sq. metres (595.9 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>91</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>73</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 |           |



Scan to view property



**Bridgend**

T 01656 644 288

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**

T 01446 773 500

E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**

T 029 2071 2266

E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**

T 020 7467 5330

E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

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