



52, Badgers Mead
Bridgend, CF31 2PZ

Watts
& Morgan

52 Badgers Mead

Brackla, Bridgend CF31 2PZ

£225,000 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

An extended three-bedroom semi-detached property situated in the popular area of Brackla. Ideally located just a short walk from local shops, schools and amenities, the home also offers convenient access to Bridgend Town Centre and Junction 36 of the M4. The accommodation comprises: an entrance hall, a spacious living room, and an impressive open-plan kitchen/dining/sitting room, along with a separate utility room. To the first floor: Bedroom One with an en-suite shower room, two further well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from a private driveway to the front providing off-road parking for two vehicles, along with a landscaped rear garden.

Directions

* Bridgend Town Centre - 2.0 Miles * Cardiff City Centre - 22.0 Miles * J36 of the M4 - 1.5 Miles

Your local office: Bridgend

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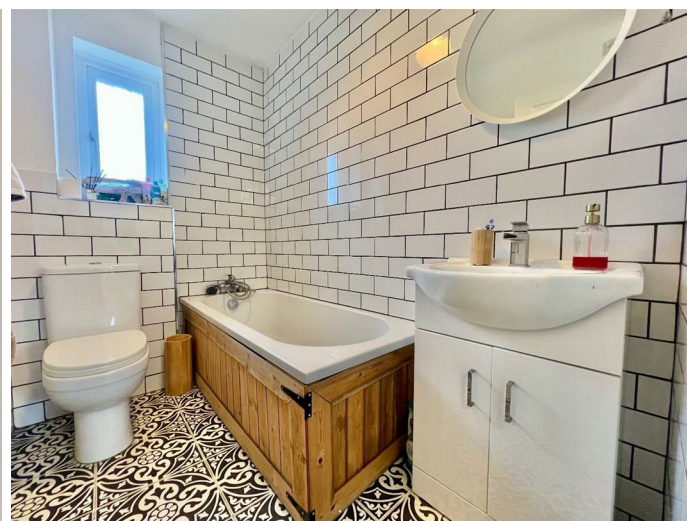


Summary of Accommodation

ABOUT THE PROPERTY

Entered through a composite door, the property opens into a welcoming entrance hallway featuring oak flooring and a carpeted staircase rising to the first floor. The living room is a generous reception space with oak flooring, a large front-facing window and French doors opening out to the garden, creating a bright and airy feel. The open-plan kitchen/dining/sitting room offers an excellent multifunctional layout, with continuation of the oak flooring in the sitting area and ample space for both lounge and dining furniture. The kitchen is fitted with coordinating wall and base units, complementary work surfaces and tiled splashbacks, along with a breakfast bar suitable for high stools. Integrated appliances include a 4-ring gas hob with oven, grill and extractor hood, fridge/freezer, dishwasher and drinks fridge. Additional features include ceramic tiled flooring, spotlighting and a rear-facing window. A door leads into the utility room. The utility provides further wall and base units, work surfaces, space for freestanding appliances and a PVC door opening out to the rear garden.

The first-floor landing features carpeted flooring with all rooms leading off. Bedroom One is a spacious double bedroom with fitted wardrobes, carpeted flooring and a front-facing window. It benefits from a private en-suite shower room fitted with a double walk-in shower, WC and wash-hand basin, with tiled walls, ceramic flooring and a rear-facing window. Bedroom Two is another double bedroom with carpeted flooring, a built-in storage cupboard and a front-facing window. Bedroom Three is a well-proportioned room with carpeted flooring, a built-in storage cupboard and a rear-facing window. The family bathroom is fitted with a three-piece suite comprising a panelled bath with handheld shower, WC and wash-hand basin, finished with tiled flooring and partly tiled walls.



GARDENS AND GROUNDS

Approached from Badgers Mead, No. 52 benefits from a tarmac driveway to the front providing off-road parking for two vehicles. A lawned front garden adds kerb appeal, and a timber gate offers convenient access to the rear garden.

To the rear is a fully enclosed garden, featuring a patio area leading directly from the property—ideal for outdoor seating. The remainder is laid to lawn with a planted flower border and enclosed by wooden feather-edge fencing. The garden also includes a second patio area with a pergola, creating a perfect spot for outdoor furniture and entertaining.

ADDITIONAL INFORMATION

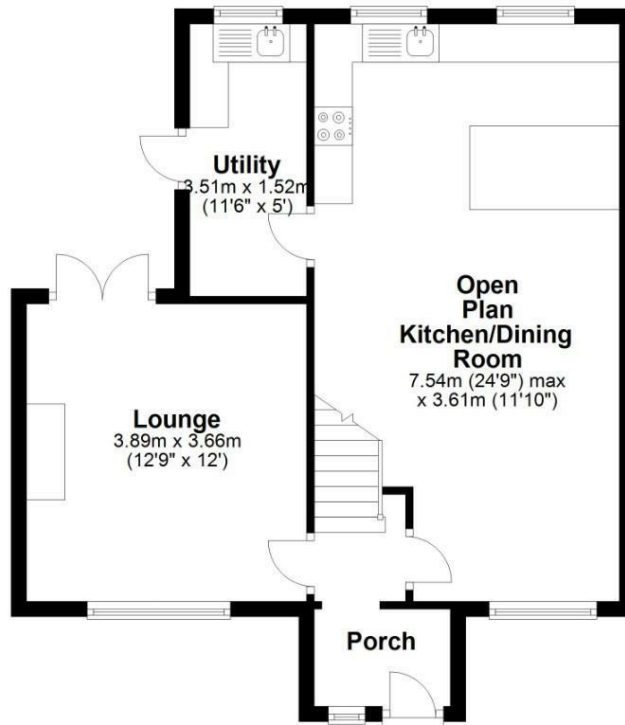
Freehold. All mains services connected. EPC Rating "B". Council tax band "B"



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.

Ground Floor

Approx. 50.7 sq. metres (545.3 sq. feet)



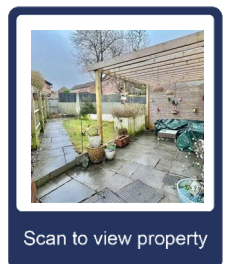
First Floor

Approx. 48.9 sq. metres (526.8 sq. feet)



Total area: approx. 99.6 sq. metres (1072.1 sq. feet)

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		
England & Wales	EU Directive 2002/91/EC	



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