



102, Underwood Place  
Bridgend, CF31 2LS

Watts  
& Morgan

# 102 Underwood Place

Brackla, Bridgend CF31 2LS

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**£185,000 Freehold**

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A well presented 2 bedroom detached coach house situated in a popular development in Brackla. The property is located within walking distance to local transport links, shops, schools and amenities and great access to Bridgend Town Centre and Junction 36 of the M4 Motorway. This spacious accommodation comprises; entrance hall, open plan lounge/dining room, modern kitchen, shower room and 2 good sized bedrooms. Externally offering a private drive to the front, single garage and a low maintenance rear garden. EPC Rating; 'C'.

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## Directions

\* Bridgend - 2.5 Miles \* Cardiff - 19.0 Miles \* J36 of the M4 - 3.0 Miles

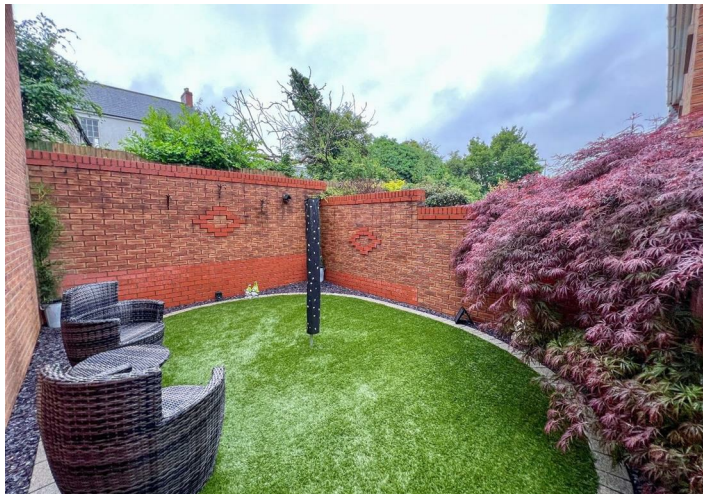
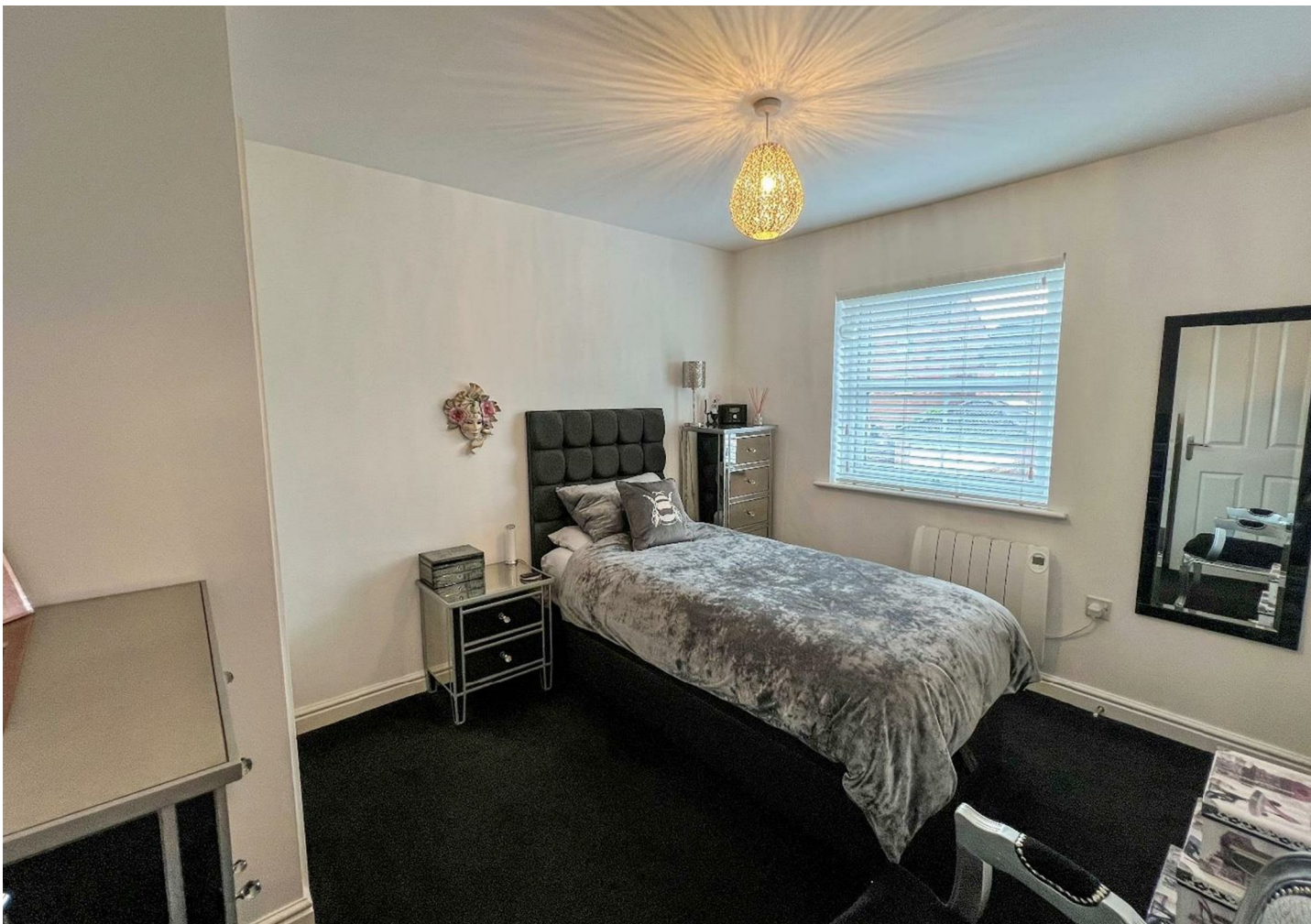
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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a solid composite front door into the entrance hallway with a carpeted staircase leading up to the first floor landing. The first floor landing has carpeted flooring and all doors lead off.

The open-plan lounge/dining room is a spacious reception room with carpeted flooring and windows to both front and rear aspects with ample space for both lounge and dining furniture.

Bedroom One is a double bedroom with fitted wardrobes, a built-in storage cupboard above the stairs, carpeted flooring and windows to the front.

Bedroom Two is a great sized second bedroom with carpeted flooring, a window to the rear and a built-in storage cupboard.

The shower room has been fitted with a modern 3-piece suite comprising of a double walk-in shower enclosure, WC and a wash hand basin within vanity unit. With tiled flooring, tiling to the walls and a window to the front.

The kitchen has been fitted with a range of contemporary coordinating wall and base units with complementary work surfaces over with coordinating splash-backs and laminate flooring. There is a window over-looking the rear.

Integrated appliances include; 4-ring electric 'Hotpoint' hob with feature glass splash-back and extractor hood over, oven, grill and microwave, fridge/freezer, 'Hotpoint' dishwasher and recycling bin store. Space is provided for a freestanding washing machine.

### GARDENS AND GROUNDS

No. 102 is approached off Underwood Place. To the front of the property is a private driveway with off-road parking for 1 vehicle in front of the integrated garage with manual up and over door with power and water supply. The front is landscaped with a patio leading to the front door and a galvanized steel gate provides access around to the rear garden. To the rear is a fully enclosed landscaped garden laid with artificial grass perfect for outdoor furniture all enclosed via brick wall. There are outdoor sockets and and outdoor tap.

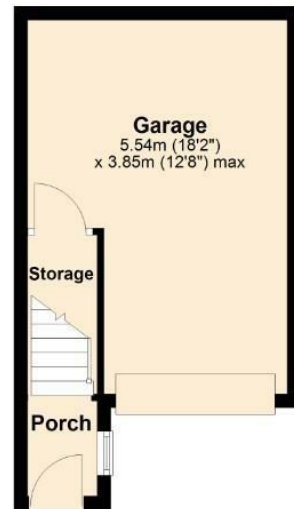
### ADDITIONAL INFORMATION

Freehold. All mains connected. EPC Rating; 'C'. Council Tax is Band 'C'.

Solar Panels to remain. Triple Glazed windows.

### Ground Floor

Main area: approx. 15 sq. metres (157 sq. feet)  
Plus garages, approx. 21.3 sq. metres (229.6 sq. feet)



### First Floor

Approx. 53.0 sq. metres (570.6 sq. feet)

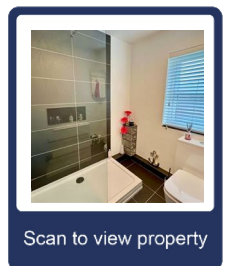


Main area: Approx. 54.5 sq. metres (586.3 sq. feet)  
Plus garages, approx. 21.3 sq. metres (229.6 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.  
Plan produced using PlanUp.

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) <b>A</b>                          |         | 99                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 74      |                         |
| (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 |



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