



21, Bishopswood
Bridgend, CF31 2LU

Watts
& Morgan

21 Bishopswood

Brackla, Bridgend CF31 2LU

£160,000 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

We are delighted to offer to the market this well presented two bedroom end terrace property. Being sold with no ongoing chain. Situated in a popular location just off Channel View in Brackla. This well proportioned two bedroom property is situated within walking distance of local shops, schools and amenities. Great commuter access via Bridgend Town Centre and Junction 36 of the M4. Accommodation comprises of entrance hall, lounge, kitchen/breakfast room. First floor landing, double bedroom, one single bedroom and shower room. Externally enjoying allocated off-road parking, rear landscaped garden. Chain Free. EPC Rating "C"

Directions

* Bridgend Town Centre - 1.8 Miles * Cardiff City Centre - 20.5 Miles * J36 of the M4 Motorway - 3.1 Miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Accessed via uPVC front door into the entrance hallway with carpeted flooring and staircase leading to the first floor.

The lounge is a spacious reception room with carpeted flooring, windows overlooking the front and a central feature gas fireplace.

The kitchen/breakfast room has been fitted with a range of coordinating wall and base units with complementary laminate work surfaces over. Further features include tiled flooring, part tiled walls and a courtesy door leading out to the rear garden. Appliances to remain include 4-ring hob, freestanding oven, grill and extractor fan, freestanding washing machine and tumble dryer. There is space for fridge freezer and windows overlook the rear garden.

FIRST FLOOR

The first floor landing offers carpeted flooring and access to the loft hatch with pull-down ladder and partly boarded. There is a built-in airing cupboard housing the 1 year old gas combi boiler.

Bedroom one is a good size double bedroom with carpeted flooring, window to the front and built-in wardrobes.

Bedroom two is a comfortable single with carpeted flooring and window to the rear.

The bathroom has been fitted with a 3-piece suite comprising of a double walk-in shower enclosure, WC and wash-hand basin. Also featuring fitted carpets, panelled walls and window to the rear.

GARDENS AND GROUNDS

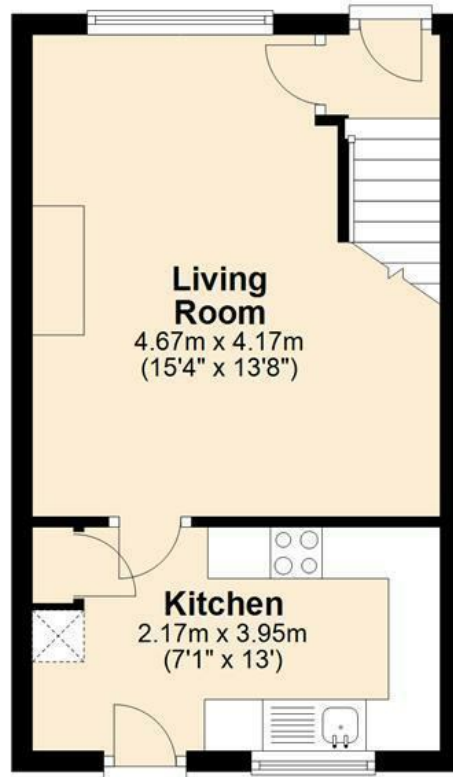
Approached off Bishopswood the property benefits from an allocated parking space to the side of the property and a courtesy gate providing access to the rear garden. To the front is a forecourt style garden with a range of mature shrubs and stone chippings with a path leading to the front door. To the rear is a well maintained low maintenance garden laid with patio slabs and stone chippings perfect for outdoor furniture with separate outdoor storage shed.

ADDITIONAL INFORMATION

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

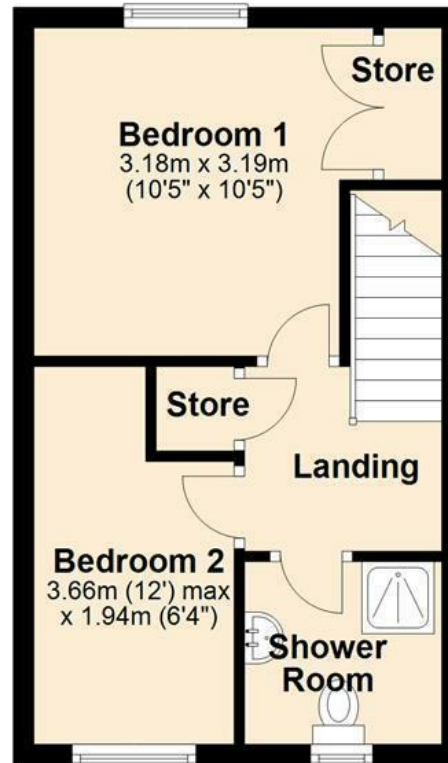
Ground Floor

Approx. 27.4 sq. metres (295.1 sq. feet)



First Floor

Approx. 27.4 sq. metres (295.1 sq. feet)



Total area: approx. 54.8 sq. metres (590.1 sq. feet)

All measurements are approximate, and for display purposes only.
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) A		88
(81-91) B		
(69-80) C	71	
(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

