



187, Longacres  
Bridgend, CF31 2DE

Watts  
& Morgan

# 187 Longacres

Bridgend CF31 2DE

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**£159,950 Freehold**

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A lovely 2 bed mid terraced property situated in a popular development in Brackla. Conveniently located within walking distance of Bridgend Town Centre and close to local amenities, shops, schools and Junction 36 of the M4. Accommodation comprises: Living room, downstairs WC and kitchen, to the first floor, 2 good sized bedrooms and a family bathroom. Externally enjoying an enclosed rear garden and one allocated parking space to the rear. No onward chain.

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## Directions

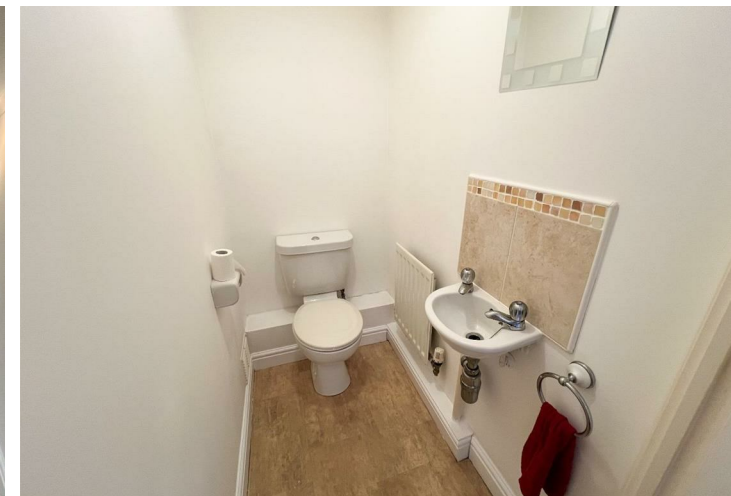
\* Bridgend Town Centre - 1.6 Miles \* Cardiff City Centre - 20 Miles \* J36 of the M4 - 3.7 Miles

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**Your local office: Bridgend**

T 01656 644288 (1)

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





## Summary of Accommodation

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### ABOUT THE PROPERTY

The property is entered via a PVC front door into the spacious living room which features carpeted flooring, a carpeted staircase rising to the first floor as well as a large front facing window, allowing plenty of light to fill the room.

The downstairs WC benefits from vinyl flooring and a 2 piece suite, which includes a WC and wash hand basin.

The kitchen continues the vinyl flooring and enjoys a rear-facing window which provides access to the rear garden via patio doors. The kitchen is fitted with a modern range of coordinating wall and base units with complementary work surfaces. There is space and plumbing provided for a washing machine.

To the first floor, the carpeted landing leads to a two good sized bedrooms and the family bathroom.

Bedroom one is a great sized double room positioned to the front of the property and features carpeted flooring, a front-facing window, and a built-in storage cupboard.

The family bathroom is located to the rear of the property and is fitted with vinyl flooring and a three-piece suite comprising a wash hand basin, WC, and bath with shower over and features a rear-facing window.

Bedroom two is another rear-facing bedroom, which benefits from a rear-facing window, carpeted flooring and a built in storage cupboard.

### GARDENS AND GROUNDS

Approached off Longacres, number 187 enjoys a front garden which is laid to lawn with a path leading to the front door. To the rear, the property benefits from a fully enclosed garden with a combination of patio and lawn, all bordered by secure fencing. There is one allocated parking space to the rear of the property.

### ADDITIONAL INFORMATION

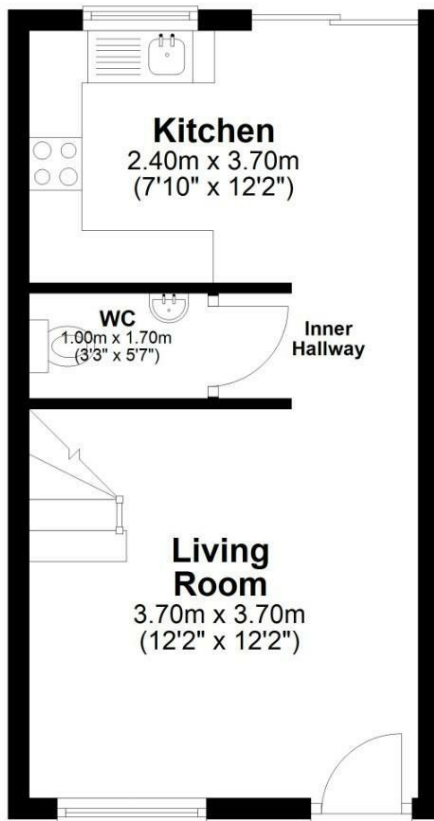
Freehold. All mains services connected. EPC Rating; 'C'. Council Tax is Band 'C'.

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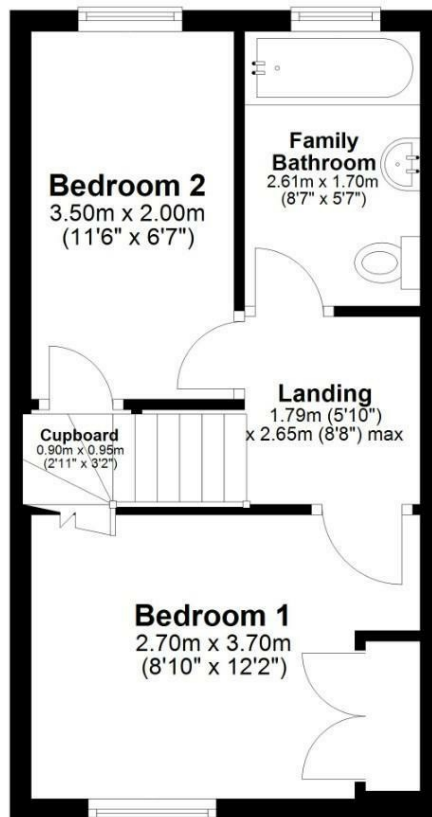
## Ground Floor

Approx. 27.0 sq. metres (290.7 sq. feet)



## First Floor

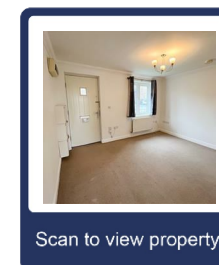
Approx. 27.3 sq. metres (294.2 sq. feet)



Total area: approx. 54.3 sq. metres (584.9 sq. feet)

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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**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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