



2, St. Nons Close
Bridgend, CF31 2BX

Watts
& Morgan

2 St. Nons Close

Brackla, Bridgend CF31 2BX

£169,950 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A lovely 2 bedroom mid terraced property situated in a popular location in Brackla. The property is conveniently located just a short walk from the Triangle shopping precinct offering local, shops and amenities and within walking distance of multiple local schools. Just a short walk from Bridgend town centre and nearby for convenient M4 access to J36. The property comprises an entrance hallway, modern kitchen, spacious living room and conservatory with access to the rear garden. To the first floor, a good sized double bedroom, a family bathroom with shower over bath and a storage room to the front, with stairs leading to the top floor, where you'll find a further main double bedroom. Externally, the property offers an enclosed rear garden and driveway parking for 2 cars.

Directions

* Bridgend Town Centre - 2.5 Miles * Cardiff City Centre - 20 Miles * J36 of the M4 - 2.3 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

The property is entered via a composite front door into an entrance hallway, finished with wooden laminate flooring.

The kitchen continues the laminate flooring and enjoys a front-facing window. It is fitted with a modern range of coordinating wall and base units with complementary work surfaces. Integrated appliances include a fridge/freezer, with additional space and plumbing for a washing machine.

To the rear of the property, the spacious living room features laminate flooring and a carpeted staircase rising to the first floor. Sliding patio doors open into the conservatory, creating a seamless flow between the living areas.

The conservatory is a delightful additional reception space, featuring tiled flooring and direct access to the rear garden. This room is further enhanced by a charming log burner, creating a warm and inviting atmosphere.

On the first floor, the carpeted landing leads to a generously sized double bedroom, the family bathroom, a useful storage room/study, and an additional storage cupboard.

Bedroom two is a well-proportioned double room positioned to the rear, featuring carpeted flooring, a rear-facing window, and two built-in storage cupboards.

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

The top-floor main bedroom is accessed via a further carpeted staircase, leading through a versatile room ideal for use as a study or additional storage space. This area benefits from carpeted flooring and a front-facing window. The main bedroom is a spacious double room featuring carpeted flooring and three Velux windows, allowing natural light to flood the space and creating a bright and airy feel.

GARDENS AND GROUNDS

Approached off St. Non's Close, number 2 enjoys a private driveway to the front of the property providing convenient off-road parking. The property benefits from a fully enclosed rear garden, with decking, artificial lawn and patio, all bordered by secure fencing.

ADDITIONAL INFORMATION

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



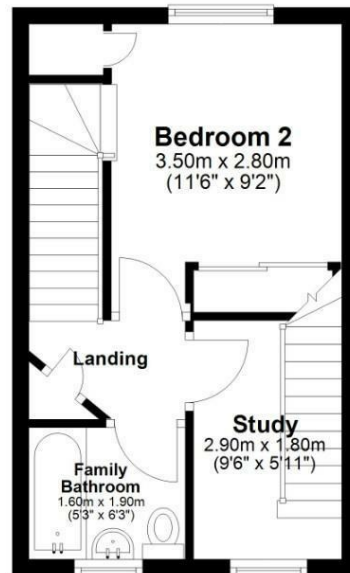
Ground Floor

Approx. 32.4 sq. metres (348.9 sq. feet)



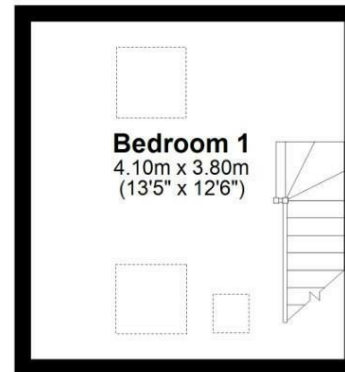
First Floor

Approx. 24.7 sq. metres (265.9 sq. feet)



Second Floor

Approx. 15.6 sq. metres (167.7 sq. feet)



Total area: approx. 72.7 sq. metres (782.5 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) 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
		85
	65	

