



47a, Long Acre  
Bridgend, CF33 4BE

Watts  
& Morgan



# 47a, Long Acre

North Cornelly, Bridgend CF33 4BE

**£240,000 Freehold**

**3 Bedrooms | 2 Bathrooms | 1 Reception Rooms**

A 3 double bedroom detached property presented to a high standard situated in North Cornelly. The property is located within walking distance of local shops, amenities and schools. Just a short drive from Junction 37 of the M4 motorway and close to Porthcawl Town Centre and Bridgend Town Centre. Accommodation comprises; entrance hall, lounge, open-plan kitchen/dining room and ground floor WC. First floor; bedroom one with en-suite shower room, two further double bedrooms and a modern family bathroom. Externally offering a private driveway with off-road parking for numerous vehicles, detached garage with utility area and landscaped rear garden. EPC Rating; 'C'.

## Directions

\* Bridgend - 6.0 Miles \* Porthcawl - 3.5 Miles \* J37 of the M4 - 1.6 Miles \* Cardiff - 26.0 Miles

**Your local office: Bridgend**

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered through a composite front door into the entrance hallway with tiled flooring, a carpeted staircase up to the first floor and all doors lead off.

The ground floor WC is fitted with a 2-piece suite comprising of a WC and a pedestal wash hand basin with tiling to the walls, laminate flooring and a window to the side. The living room, to the front of the property, is a spacious reception room with continuation of tiled flooring, a bay-window overlooking the front with recessed spot lighting and double doors open into the kitchen/dining room. The kitchen/dining room offers tiled flooring, a window to the rear, double doors and a further PVC door opening out to the rear garden. The kitchen has been fitted with range of coordinating wall and base units with complementary work surfaces over. There is a breakfast bar area with space for high stools and space for a freestanding dining table. Integrated appliances include; 4-ring gas hob with oven, grill and extractor hood over and fridge/freezer. Space is provided for a freestanding dishwasher. The kitchen also houses the gas combi boiler.

The first floor landing offers carpeted flooring, a window to the side and all doors lead off. Bedroom One is a generous double bedroom with carpeted flooring, a bay-window to the front with spotlighting and a door leading into the en-suite shower room. The en-suite is fitted with a 3-piece suite comprising of a walk-in shower enclosure, WC and a wash hand basin. With tiling to the walls and a window to the side. Bedroom Two is a second double bedroom with carpeted flooring, access to the loft hatch and a window to the rear. Bedroom Three is a third double bedroom with carpeted flooring and a window to the rear. The family bathroom is fitted with a 3-piece suite comprising of a panelled bath with over-head shower and glass screen, WC and a wash hand basin set within vanity unit. With tiling to the walls, tiled flooring, a chrome ladder radiator and a window to the side.

### GARDENS AND GROUNDS

Approached off Long Acre, no. 47a benefits from a block paved driveway to the front with off-road parking for numerous vehicles and a timber gate provides access around to the rear garden. The rear is a fully landscaped garden with a spacious patio area and the remainder is laid with artificial grass all enclosed via timber fencing. There is a detached single garage with manual up and over door. The garage has a partition; half converted into a utility area with a sliding PVC door leading in with laminate flooring, work surfaces and base units. Space and plumbing is provided for 2 appliances. The utility is connected to mains water and power.

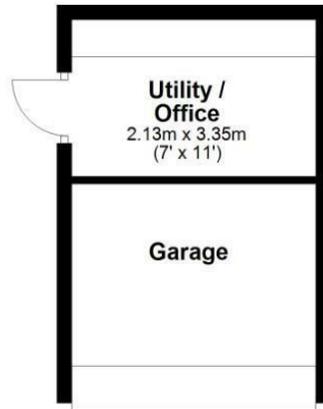
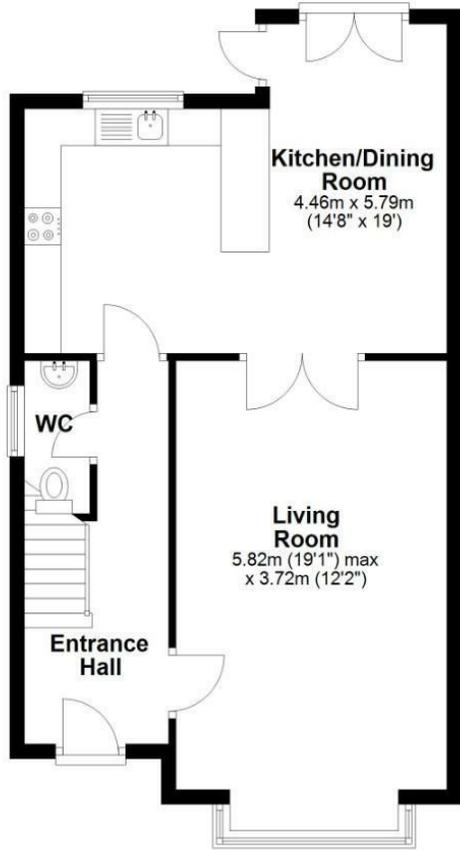
### ADDITIONAL INFORMATION

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



### Ground Floor

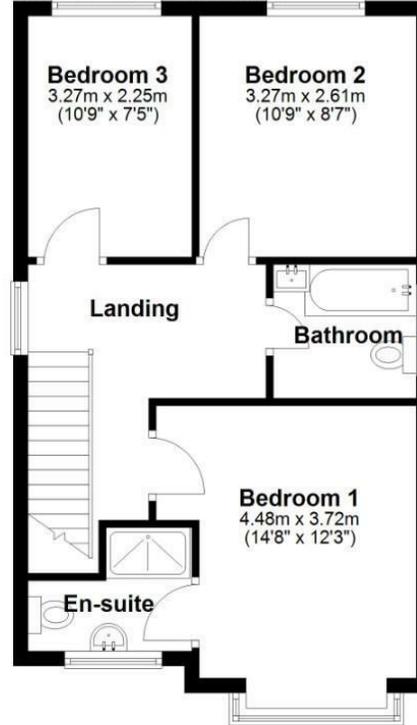
Approx. 56.5 sq. metres (607.7 sq. feet)



Total area: approx. 103.8 sq. metres (1117.2 sq. feet)

### First Floor

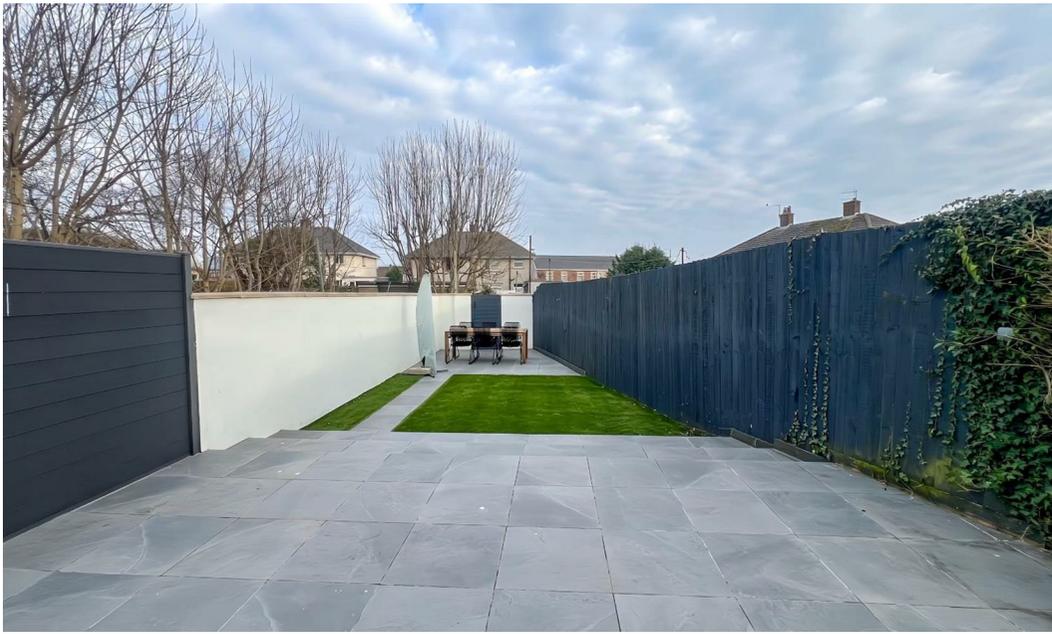
Approx. 47.3 sq. metres (509.4 sq. feet)



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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