



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.

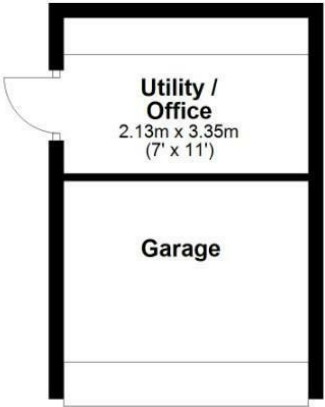
GARDENS AND GROUNDS

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.

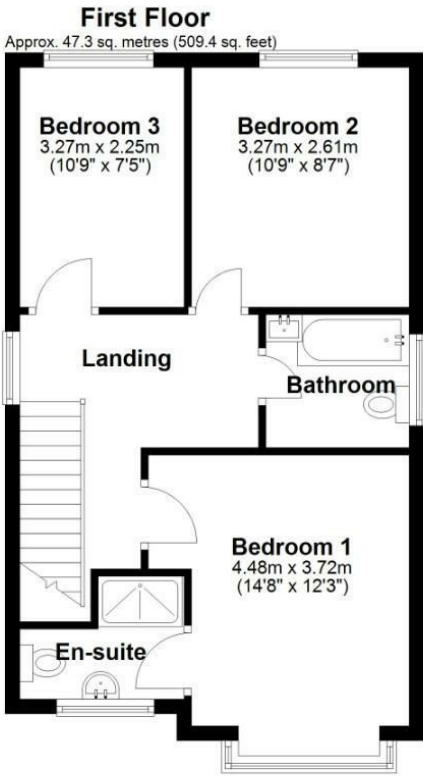
ADDITIONAL INFORMATION

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

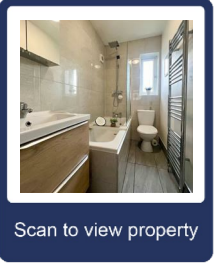




Total area: approx. 103.8 sq. metres (1117.2 sq. feet)

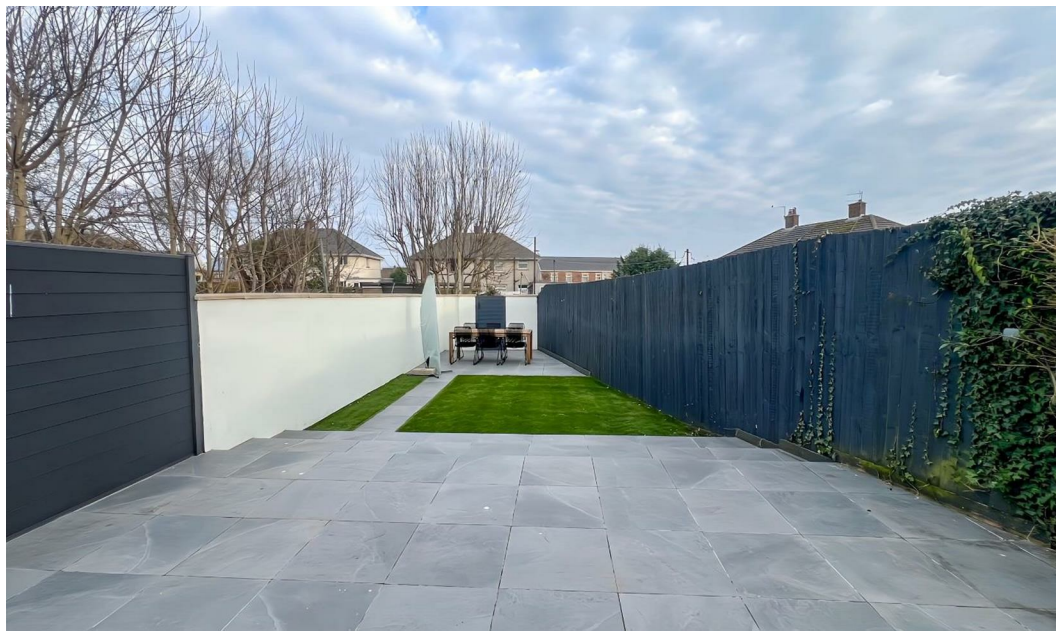


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Scan to view property

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.



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