



71, Bishopswood
Bridgend, CF31 2LY

Watts
& Morgan



71 Bishopswood

Brackla, Bridgend CF31 2LY

£169,950 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A well-presented two-bedroom mid-terraced property situated on a popular street in Brackla. Ideally located within easy walking distance of local amenities and transport links, the property offers well-proportioned accommodation comprising an entrance hall, living room, kitchen, two double bedrooms and a family bathroom. Externally, the property benefits from allocated parking to the rear, along with a low-maintenance rear garden. The garden features a combination of a lawned area, gravel, raised flower beds and a raised decking area, creating an attractive and versatile outdoor space. The decking area also benefits from a large summer house, ideal for additional storage or entertaining. A further storage shed provides added convenience.

Directions

Bridgend Town Centre- 3.3 Miles Cardiff City Centre- 22.5 Miles J36 (M4 Motorway) - 4.4 Miles

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Summary of Accommodation

ABOUT THE PROPERTY

The property is entered via a PVC front door into the entrance hallway, which features vinyl flooring and a carpeted staircase leading to the first floor.

The spacious, front-facing living room benefits from continuation of the vinyl flooring and a large window to the front, allowing plenty of natural light to fill the room.

The kitchen features tiled flooring, a rear-facing window and a PVC door providing access to the rear garden. It is fitted with a modern range of coordinating base units with complementary work surfaces, incorporating a five-ring gas hob. There is space and plumbing for a washing machine, along with space for a fridge/freezer and an additional under-counter appliance.

To the first floor, the carpeted landing provides access to two good-sized bedrooms and the family bathroom.

Bedroom one is a generously proportioned double bedroom positioned to the front of the property. The room benefits from carpeted flooring, a front-facing window and a useful built-in storage cupboard over the stairs.

The family bathroom is situated to the rear of the property and features tiled flooring and a three-piece suite comprising a wash hand basin, WC and bath with shower over. A rear-facing window provides natural light.

Bedroom two is a rear-facing bedroom benefiting from carpeted flooring and a rear-facing window.

GARDEN AND GROUNDS

Approached off Bishopswood, No. 71 benefits from a fully enclosed rear garden featuring a combination of patio, lawn and gravelled areas. A raised decking area provides an additional outdoor seating space and benefits from a large summerhouse, with a further storage shed offering useful additional storage. The garden is enclosed by secure fencing, while one allocated parking space is provided to the rear of the property.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating: 'TBC'. Council Tax is Band 'B'.



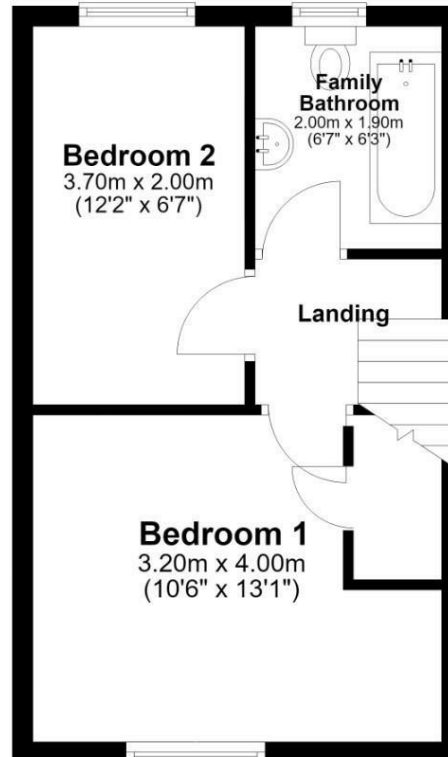
Ground Floor

Approx. 29.9 sq. metres (321.4 sq. feet)



First Floor

Approx. 27.6 sq. metres (296.7 sq. feet)



Total area: approx. 57.4 sq. metres (618.0 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 	

