

35, Easterly Close

Bridgend, CF31 2NA

Watts & Morgan

35 Easterly Close

Brackla, Bridgend CF31 2NA

£175,000 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

An ideal first time purchase, this well proportioned 2 bedroom semi-detached property is being sold with no onward chain. Situated in Brackla, conveniently located within walking distance of local schools, shops and transport links. Just a short drive from Bridgend town centre and J35 of the M4. Accommodation comprises; porch, living room and an open kitchen / diner. First floor two double bedrooms and a bathroom, Externally offering a private drive with ample off road parking, garage and a rear garden.

Directions

* Bridgend Town Centre - 1.6 Miles * Cardiff City Centre - 20 Miles * J36 of the M4 - 3.2 Miles

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a uPVC front door into a porch leading into the living room. The living room features carpeted flooring a staircase rising to the first floor landing and a window to the front aspect. To the rear is an open kitchen / dining room featuring tiled flooring, two windows to the rear and a uPVC door opening out to the garden. The kitchen has been fitted with a range of co-ordinating wall and base units with complementary worksurfaces over, there is an integrated oven / grill with 4-ring hob and extractor hood over. Space is provided for a washing machine, free standing fridge / freezer and breakfast table.

The first floor landing offers carpeted flooring and access to the loft hatch. Bedroom one is a double bedroom with two sets of built in storage cupboards, carpeted flooring and a window to the front. The second double bedroom features carpeted flooring and a window to the rear. The bathroom has been fitted with a 3-piece white suite comprising of a panelled bath tub with over head shower, WC and a wash hand basin. The bathroom has vinyl flooring, tiling to the walls and a window to the rear.

GARDENS AND GROUNDS

Approached off Easterly close no 35 benefits from a private driveway with ample off road parking. There is a garage with a manual up and over door and side pedestrian door off the garden. The rear garden features a lower patio area, lawned section and a section laid with stone chippings, there is gate providing access to the drive.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC C. Council tax band C

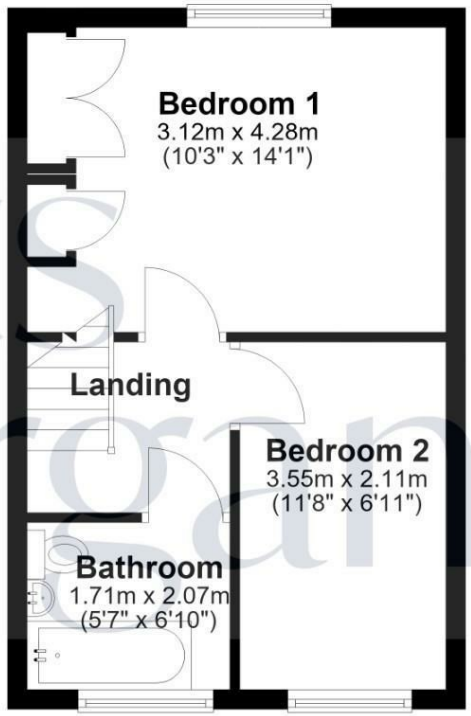
Ground Floor

Approx. 29.7 sq. metres (320.1 sq. feet)



First Floor

Approx. 29.0 sq. metres (311.9 sq. feet)



Total area: approx. 58.7 sq. metres (632.0 sq. feet)

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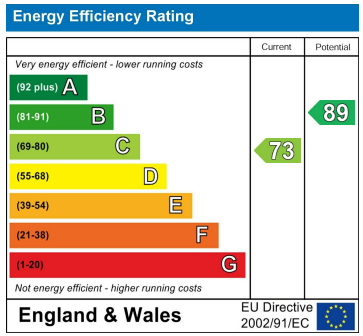
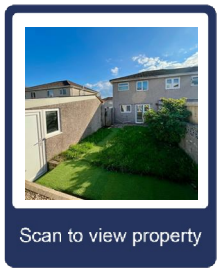
All measurements/floorplans and distances are approximate. Services and appliances have not been tested. Photographs, computer-generated images (CGIs) and enhanced images are provided for illustrative purposes only.





Scan to view property

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