



14, Hedgemoor
Bridgend, CF31 2JQ

Watts
& Morgan

14 Hedgemoor

Brackla, Bridgend CF31 2JQ

£154,950 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

We are pleased to offer to the market this modern ideal first time buyer purchase. This two bedroom mid-terraced property situated in a popular street in Brackla, conveniently located within walking distance of local shops, schools and amenities. Close to Junction 36 of the M4 Motorway and Bridgend town centre. Being sold with no ongoing chain. Accommodation comprises of entrance hall, lounge, kitchen/breakfast room. First floor landing, double bedroom, single bedroom with built-in storage and family bathroom. Externally enjoying private driveway with space for two vehicles and rear enclosed garden. EPC Rating "C"

Directions

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Access via uPVC front door leading into an entrance hallway and carpeted staircase leading to the first floor.

The lounge is a spacious light reception room with windows to the front, carpeted flooring and ample room for freestanding furniture. A fully glazed door leads into the kitchen. The kitchen has been fitted with a new contemporary range of high gloss wall and base units and complementary roll top laminate work surfaces. Space is provided for an appliance. Appliances to remain include 4-ring ceramic hob, oven, grill and stainless steel extractor fan. Continuation of the work surfaces provide space for further appliances or a breakfast bar area. The kitchen also houses the gas combi boiler. A courtesy door provides access out onto the rear garden.

FIRST FLOOR

The first floor landing offers carpeted flooring and access to the partly boarded loft hatch. Bedroom one is a good size double bedroom with carpeted flooring, window to the front and space for fitted wardrobes. Bedroom two is a comfortable single room with carpeted flooring, window to the rear and built-in storage cupboard. The family bathroom has been fitted with a 3-piece white suite comprising of a panelled bath with overhead shower, pedestal wash-hand basin and dual flush WC. Also features vinyl flooring, window to the rear and partially tiled walls.

GARDENS AND GROUNDS

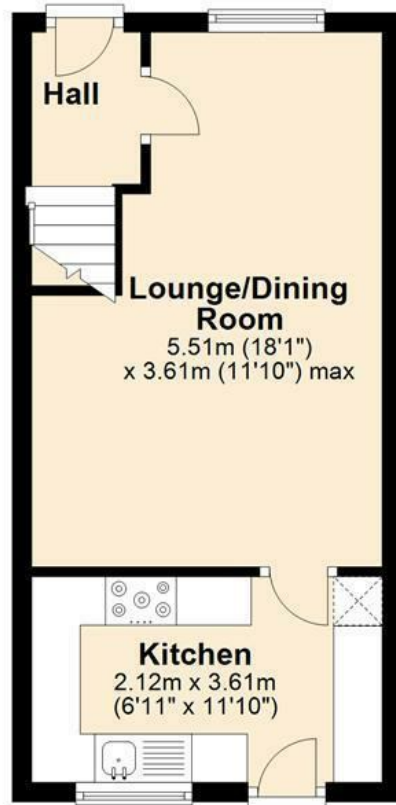
No.14 is accessed off the quiet cul-de-sac of Hedgemoor with a private driveway to the front of the property providing off-road parking for two vehicles. To the rear is a fully enclosed low maintenance garden predominantly laid to lawn with patio area ideal for outdoor furniture.

SERVICES AND TENURE

All mains services connected. Freehold.

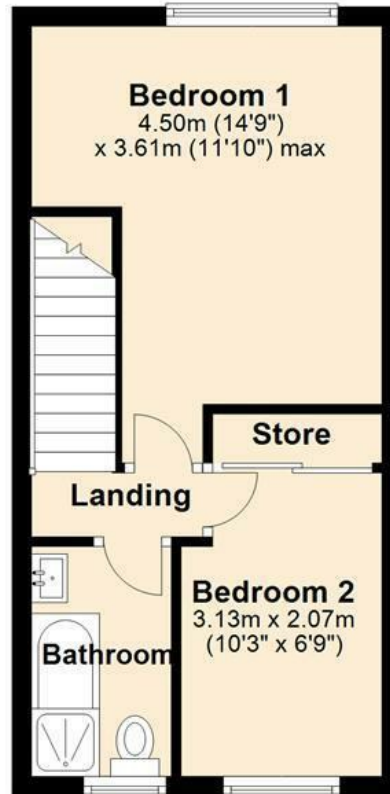
Ground Floor

Approx. 27.9 sq. metres (300.4 sq. feet)



First Floor

Approx. 27.9 sq. metres (300.4 sq. feet)

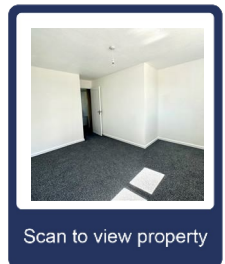


Total area: approx. 55.8 sq. metres (600.7 sq. feet)

All measurements are approximate, and for display purposes only.
Plan produced using PlanUp.

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



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