



9, Easterly Close
Bridgend, CF31 2NA

Watts
& Morgan

9 Easterly Close

Brackla, Bridgend CF31 2NA

£165,000 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

An ideal first time purchase or investment property. A well-proportioned two bedroom semi-detached property situated in Brackla. Located within walking distance of local shops, schools and amenities. Great access to Bridgend Town Centre and Junction 36 of the M4. Being sold with no onward chain. Accommodation comprises of entrance hall, lounge/dining room, kitchen and conservatory. First floor landing, two double bedrooms and family bathroom. Externally offering a private driveway to the front with off-road parking for numerous vehicles and a low maintenance rear garden. Chain Free. EPC Rating "C".

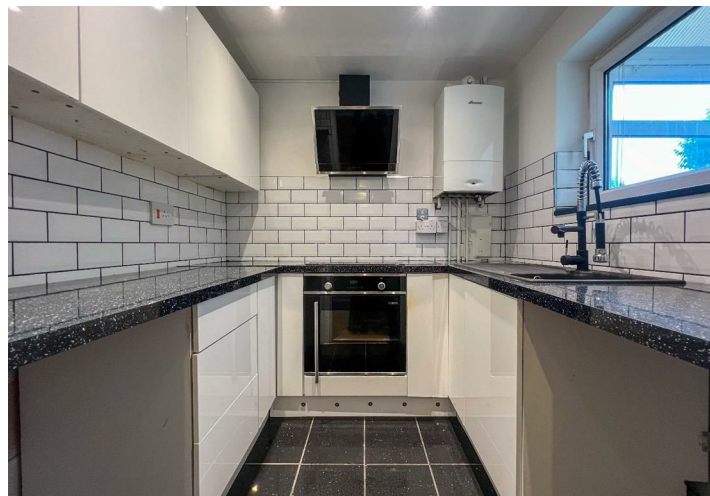
Directions

* Bridgend town centre - 2.5 Miles * Cardiff city centre - 22.0 Miles * J36 of the M4 - 3.4 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Accessed via a solid wood front door into the entrance hallway with vinyl flooring and carpeted staircase to the first floor.

The open plan lounge/dining room has partly carpeted flooring and partly laminate flooring with window to the front, built-in understairs storage cupboard and ample space for lounge and dining furniture. There is a window and partly glazed PVC door into the conservatory.

The kitchen has been fitted with a range of coordinating high gloss wall and base units with complementary work surfaces over with tiled splashbacks, tiled flooring and window overlooking the conservatory. Integrated appliances include 4-ring hob with oven, grill and extractor hood over, sink with drainer and swan neck mixer tap. Space for under-counter fridge freezer and washing machine. The kitchen also benefits from spotlighting and under-cupboard lighting.

The conservatory has laminate flooring, PVC double doors opening out to the rear garden and windows overlooking the rear garden. There is space and plumbing for appliances.

The first floor landing offers carpeted flooring and window to the side.

Bedroom one is to the front of the property and is a spacious double bedroom with two sets of windows overlooking the front, built-in wardrobes and storage and carpeted flooring.

Bedroom two is a second double bedroom with fitted wardrobes and storage, carpeted flooring, windows to the rear and access to the loft hatch.

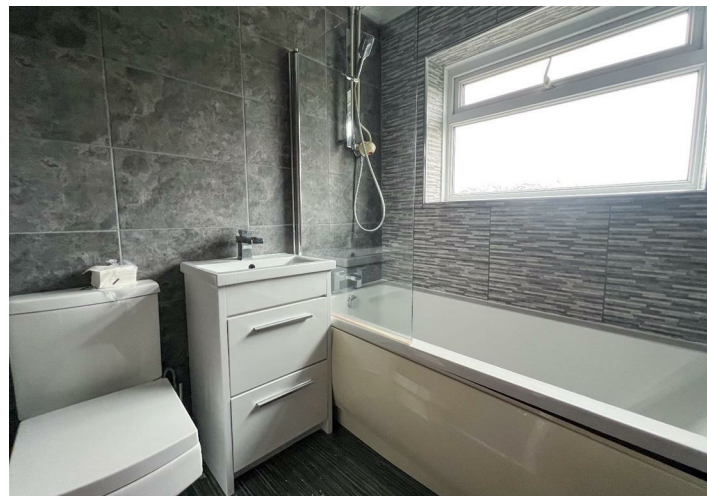
The bathroom is fitted with a 3-piece suite comprising of a panelled bath with overhead shower and glass screen, wash-hand basin within unit and dual flush WC with vinyl flooring, tiling to the walls, chrome towel rail and window to the rear.

GARDENS AND GROUNDS

Approached off Easterly Close No.9 benefits from a private driveway to the front with off-road parking for numerous vehicles, gates open into a covered car port area. To the rear of the property is a low maintenance garden laid with patio and stone chippings and two large outdoor timber framed sheds.

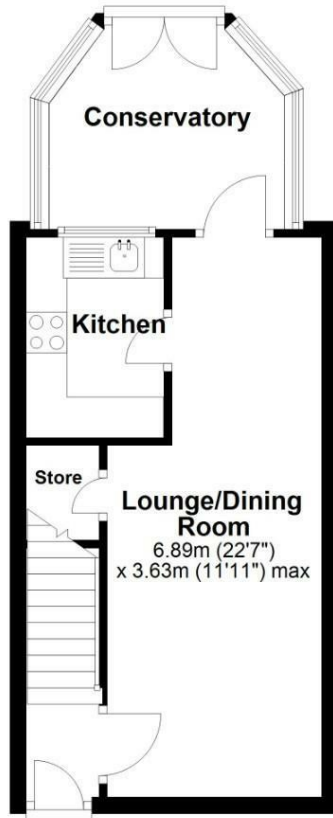
ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "C". Council Tax Band "C".



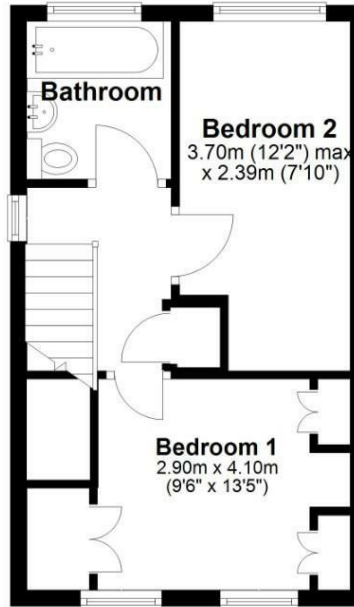
Ground Floor

Approx. 30.2 sq. metres (324.7 sq. feet)



First Floor

Approx. 27.8 sq. metres (299.7 sq. feet)



Total area: approx. 58.0 sq. metres (624.4 sq. feet)

9 Easterly Close, Brackla

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		72	88
(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	

