



26, Lowland Close
Bridgend, CF31 5BU

Watts
& Morgan

26 Lowland Close

Broadlands, Bridgend CF31 5BU

£179,995 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

We are delighted to offer to the market this well maintained two bedroom mid-terraced property situated in a desirable location in Broadlands, Bridgend. Located within walking distance of Bridgend Town Centre, Newbridge Fields, local shops, schools and amenities and great commuter access via Junction 36 of the M4. Accommodation comprises of entrance hall, WC, lounge, kitchen/breakfast room. First floor landing, main bedroom with ensuite shower room and fitted wardrobes, further double bedroom with fitted wardrobes, bathroom. Externally enjoying single garage, private driveway and larger than average rear enclosed garden. EPC Rating "C"

Directions

* Bridgend Town Centre - 1.5 Miles * Cardiff City Centre - 21.5 Miles * J36 of the M4 Motorway - 2.8 Miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Access via a partially glazed uPVC front door into an entrance hallway with laminate flooring leading into a cloakroom fitted with a 2-piece suite comprising of a WC and wash-hand basin.

The lounge benefits from laminate flooring and understairs storage cupboard, windows overlook the front forecourt and a central feature electric fireplace with a marble hearth and surround.

The kitchen/breakfast room has been fitted with a range of coordinating wall and base units and complementary laminate roll top work surfaces. Integral appliances to remain include fridge freezer, dishwasher and a 4-ring gas hob, oven, grill and stainless steel extractor fan and dual bowl stainless steel sink. Space has been provided for a washing machine. Benefiting from tiled flooring, tiled splashback, sash style windows overlooking the rear and sliding patio doors opening out onto the rear garden. There is ample space for freestanding dining table and a carpeted staircase leads to the first floor.

FIRST FLOOR

The first floor landing offers carpeted flooring and built-in airing cupboard housing the 6 month old gas combi boiler. Access to the loft hatch is off the landing.

Bedroom one is a good size double bedroom with carpeted flooring, built-in wardrobes and windows overlooking the front. Leading into an ensuite shower room fitted with a 3-piece suite comprising of a shower cubicle, WC and wash-hand basin. The ensuite offers carpeted flooring, partially tiled walls and an obscured uPVC window to the front elevation.

Bedroom two is a further double bedroom offering carpeted flooring and windows to the rear.

The bathroom has been fitted with a 3-piece suite comprising of a panelled bath with telephone style mixer tap, WC and pedestal wash-hand basin. Also featuring partially tiled walls, vinyl flooring, spotlighting and obscured uPVC window to the rear.

GARDENS AND GROUNDS

No.26 is located in a gated residence off Lowland Close. The property benefits from a single garage with private drive to the front providing off road parking for 2 vehicles.

To the front overlooks communal greenery, and a footpath that leads to the front door.

The fully enclosed garden is laid to lawn with shrub borders and a raised decked area.

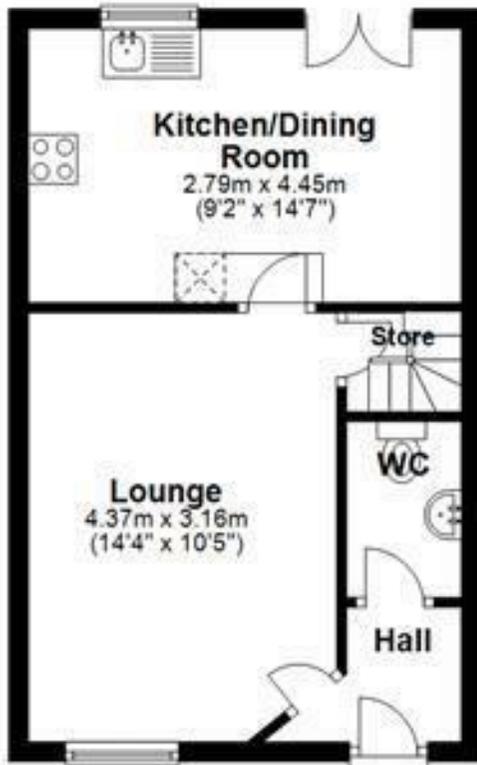
SERVICES AND TENURE

Freehold. All mains services connected.



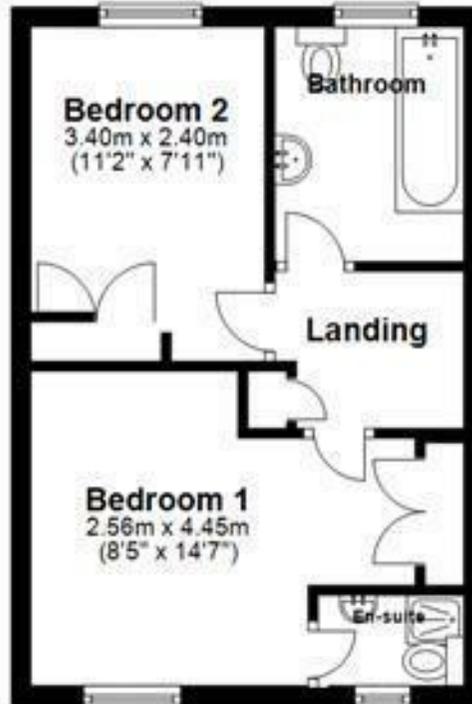
Ground Floor

Approx. 19.4 sq metres (209.0 sq. feet)



First Floor

Approx. 33.4 sq metres (359.8 sq. feet)



Total area: approx. 52.8 sq. metres (568.8 sq. feet)

Plan produced by Watts & Morgan LLP
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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