



195, Longacres  
Bridgend, CF31 2DE

Watts  
& Morgan







# 195, Longacres

Bridgend CF31 2DE

---

**Guide Price £230,000 - £240,000**

**3 Bedrooms | 2 Bathrooms | 2 Reception Rooms**

**\*\* Guide Price £230,000 - £240,000 \*\***

A spacious 3 double bedroom townhouse situated in a popular location in Brackla. Located conveniently within walking distance of local shops, schools, amenities and transport links. Offering great access via Bridgend Town Centre and Junction 35 of the M4 Motorway. Accommodation comprises; entrance hall, open-plan kitchen/dining room, WC and garage/workshop. First floor; living room, double bedroom and a family bathroom. Second floor; double bedroom with en-suite shower room and further double bedroom. Externally offering a private drive to the front with off-road parking and a landscaped low maintenance garden.

---

## Directions

Bridgend Town Centre- 3.2 Miles Cardiff City Centre- 22.5 Miles J36 (M4 Motorway) - 4.4 Miles

---

**Your local office: Bridgend**

**T** 01656 644288 (1)

**E** [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)







## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a PVC front door into the spacious hallway with vinyl flooring and a carpeted staircase leads up to the first floor. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and a wash hand basin with tiled splash-back and a window to the side. The garage/workshop has been partially converted with sliding patio doors opening out to the front with full power supply and work surface space. To the rear of the property is the open-plan kitchen/dining room which has been fitted with a range of coordinating wall and base units with complementary work surfaces over. With tiled splash-backs, vinyl flooring, a window over-looking the rear garden and patio doors opening out to the rear garden. Integrated appliances include; 4-ring gas hob with oven, brand new gas hob and extractor hood over. Space is provided for a freestanding fridge/freezer, washing machine and a further appliance.

The first floor landing offers laminate flooring and all doors lead off and a staircase leads up to the second floor. The main living room is a spacious reception room with laminate flooring and 2 sets of windows over-looking the rear. Bedroom Three is a generous double bedroom, accessed off the first floor, with vinyl flooring and 2 windows to the front. The family bathroom is fitted with a 3-piece white suite comprising of a panelled bath with over-head shower, WC and a wash hand basin. With tiling to the walls and vinyl flooring.

The second floor landing offers vinyl flooring, built-in airing cupboard and access to a loft hatch. Bedroom One is a spacious main bedroom with built-in wardrobes, laminate flooring and 2 windows to the rear. Leading into an en-suite shower room which is fitted with a 3-piece suite comprising of a shower enclosure, WC and a wash hand basin with vinyl flooring and tiling to the walls. Bedroom Two, accessed off the second floor, is a spacious double bedroom with vinyl flooring, built-in wardrobes and a window to the front.

### GARDENS AND GROUNDS

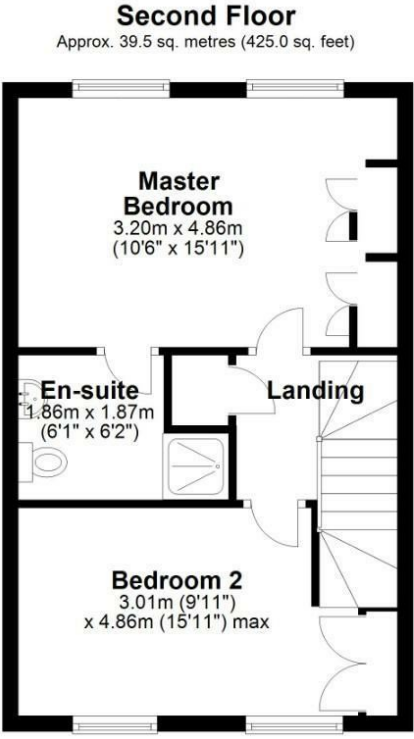
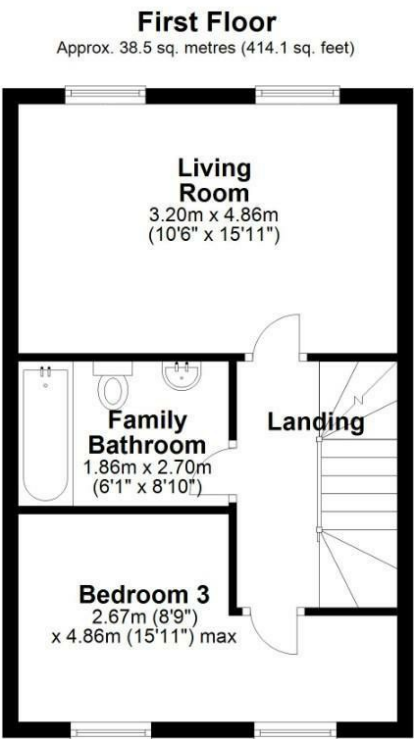
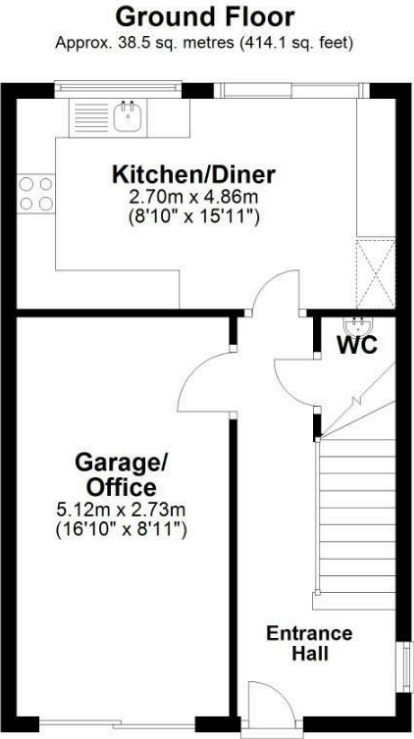
Approached Longacres, no. 195 benefits from a private drive to the front with off-road parking for 1/2 vehicles with decorative stone borders. To the rear is a landscaped enclosed low maintenance garden laid for patio slabs perfect for outdoor furniture. There is also an outdoor storage shed and a timber gate provides access out to the rear.

### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'C'. Council Tax is Band 'D'.



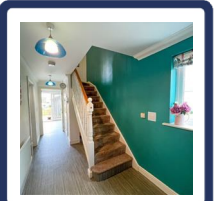




Total area: approx. 116.4 sq. metres (1253.2 sq. feet)



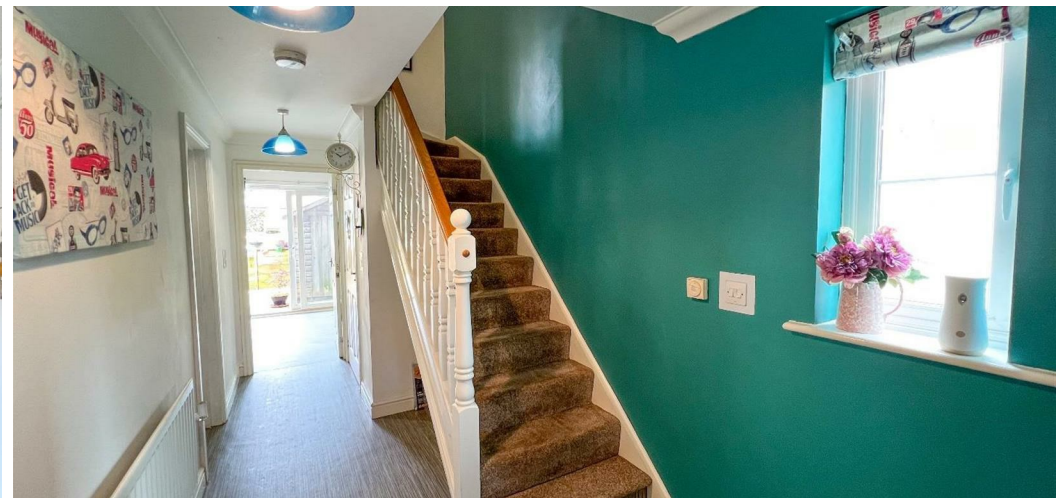
| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|   | 76      | 86        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



Scan to view property

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.





**Bridgend**  
T 01656 644 288  
E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**  
T 01446 773 500  
E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**  
T 029 2071 2266  
E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**  
T 020 7467 5330  
E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

Follow us on  
f i t

**Watts  
& Morgan**