



61, Highfields
Bridgend, CF31 2PB

Watts
& Morgan

61 Highfields

Brackla, Bridgend CF31 2PB

£249,950 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A lovely 3 bedroom semi detached property situated in a popular location in Brackla. The property is conveniently located just a short walk from the Triangle shopping precinct offering local, shops and amenities and within walking distance of multiple local schools. Just a short walk from Bridgend town centre and nearby for convenient M4 access to J36. The property comprises an entrance hallway, spacious living room, dining room with patio doors with access to the rear garden, a modern kitchen, downstairs WC/utility room, store room and integral garage. To the first floor, two good sized double bedrooms, a smaller third bedroom and a family bathroom with shower over bath. Externally, the property offers a large enclosed rear garden, a garage and driveway parking for 2 cars.

Directions

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

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

The property is accessed via a PVC front door leading into the entrance hallway, which features wooden laminate flooring and a carpeted staircase rising to the first floor. The bright and airy living room continues the laminate flooring and is complete with an electric fireplace and a front-facing window that fills the room with natural light. To the rear is an additional reception room, ideal for use as a dining room, featuring laminate flooring, a rear-facing window, and patio doors providing access to the rear garden.

The kitchen is fitted with tile effect laminate flooring and benefits from a rear-facing window as well as a PVC door leading to the garden. It offers a modern range of coordinating wall and base units with complementary work surfaces. Off the kitchen is a WC/utility room, which continues the tile effect laminate flooring and is fitted with a two-piece suite comprising a wash hand basin and WC. There is also space for a washing machine and a rear-facing window.

Accessed from the kitchen is the integral garage, which has been partially converted to create two separate areas. The rear section is currently used as a store room with shelving and a PVC door providing access to the rear garden, while the front section remains as garage space.

To the first floor, the carpeted landing provides access to three well-proportioned bedrooms, the family bathroom, and an additional storage cupboard.

Bedroom one is a generously sized double room situated to the front, featuring carpeted flooring and a front-facing window.

Bedroom two is a rear-facing double bedroom with carpeted flooring and a rear-facing window.

To the front of the property, bedroom three is a carpeted smaller bedroom with a front-facing window and built-in storage cupboard, ideal as a single bedroom or home office.

The family bathroom is fitted with patterned flooring and a three-piece suite comprising a wash hand basin, WC, and shower over bath, and benefits from a side-facing window.

GARDENS AND GROUNDS

Approached off Highfields, number 61 enjoys private parking to the front providing convenient off-road parking for 2 cars as well as benefitting from a garage. The property benefits from a generous, fully enclosed rear garden, with both lawn and patio areas, all bordered by secure fencing.

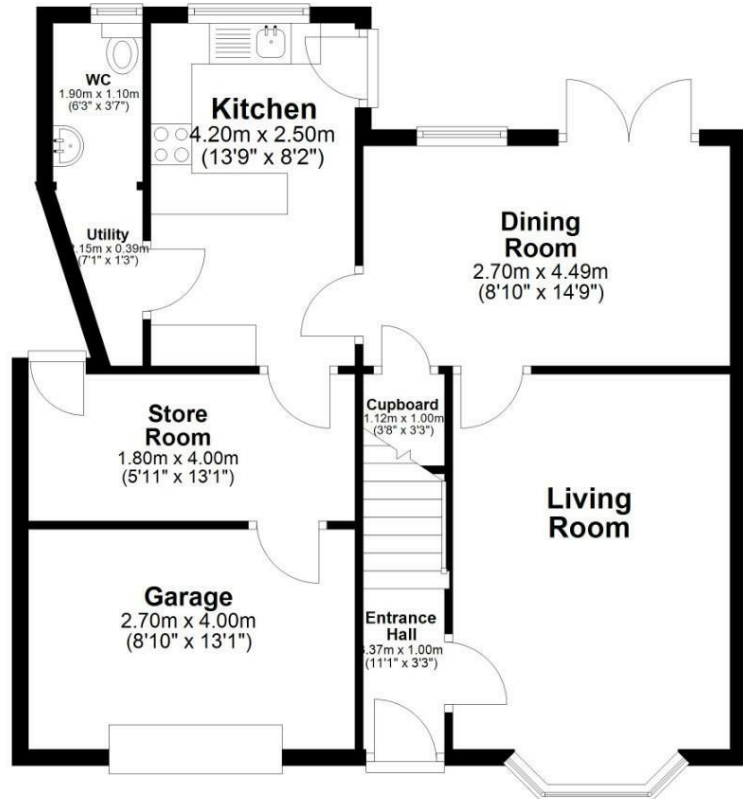
ADDITIONAL INFORMATION

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



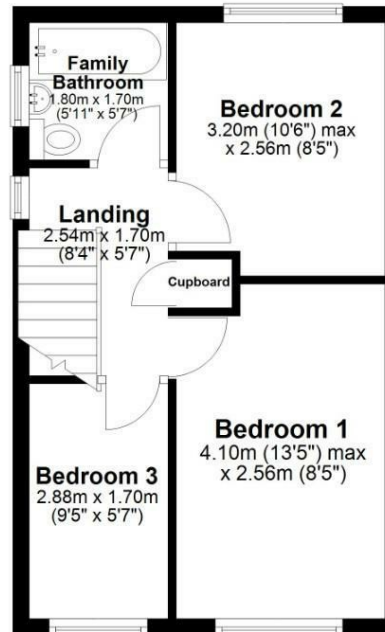
Ground Floor

Approx. 67.6 sq. metres (727.7 sq. feet)



First Floor

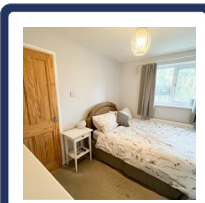
Approx. 32.1 sq. metres (345.6 sq. feet)



Total area: approx. 99.7 sq. metres (1073.3 sq. feet)

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		85
(69-80) C	73	
(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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