



Longacres , Brackla, Bridgend. CF31 2DH

£119,950



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A WELL PRESENTED TWO BEDROOM coach house, situated on the popular Longacres development. Benefiting from a good sized open plan lounge/diner, SINGLE GARAGE with pedestrian access from the entrance hallway. Viewing highly recommended.

£119,950 - Leasehold

- Two double bedroom coach house
- Good sized open plan lounge/diner
- Bathroom with mains fed shower, EPC-C
- Single garage with additional parking space
- Popular location with close links to M4 & A48



DESCRIPTION

Introducing this two bedroom flat located on a sought after development of Brackla to the East of Bridgend and offering good access to the M4, A48 and Bridgend town centre.

ENTRANCE

Access via part glazed PVCu door.

ENTRANCE HALL

Emulsioned ceiling with one centre light, smoke detector, emulsioned walls, radiator and fitted carpet. Carpeted staircase leading to the small landing on the first floor and access via pedestrian door to the garage.

LANDING

Emulsioned ceiling with one centre light, smoke detector, emulsioned walls, radiator and fitted carpet. Doorway through to the lounge/diner.

LOUNGE/DINER (17' 7" x 12' 8") or (5.37m x 3.86m)

Emulsioned ceiling with two centre lights, smoke detector, emulsioned walls, fitted carpet and two radiators. Storage cupboard housing gas combination boiler and PVCu double glazed window to front aspect overlooking the courtyard. Two roof velux windows. Archway leading to the kitchen.

KITCHEN (8' 0" x 7' 4") or (2.44m x 2.24m)

Emulsioned ceiling with one centre light, smoke detector and part tiled / part emulsioned walls. A range of wall and base units with complementary work top, tile effect vinyl flooring, space for free standing washing machine and fridge / freezer. Integrated appliances include four ring gas hob, electric oven, extractor hood and one and half bowl stainless steel sink with mixer tap and PVCu double glazed window to front aspect.

INNER HALLWAY

Emulsioned ceiling with one centre light, smoke detector, access into the attic space, emulsioned walls, fitted carpet and single radiator.

BEDROOM 1 (11' 8" x 9' 10") or (3.55m x 2.99m)

Emulsioned ceiling with one centre light, emulsioned walls, PVCu double glazed window to front aspect, radiator and fitted carpet.

BEDROOM 2 (12' 0" x 7' 7") or (3.65m x 2.30m)

Emulsioned ceiling with one centre light, two velux windows at roof level, emulsioned walls, radiator and fitted carpet.

BATHROOM (6' 6" x 5' 7") or (1.98m x 1.71m)

Emulsioned ceiling with one centre light and extractor fan, velux window at roof level and part tiled / part emulsioned walls. Three piece suite comprising low level w.c. pedestal wash hand basin and panelled bath with hand held shower attachment and glass shower screen. Vinyl flooring, radiator and wall mounted shaver point.



OUTSIDE

The front aspect overlooks the courtyard. The garage is accessed externally via the road.

GARAGE

Power and light and door giving access to large storage cupboard. The garage is accessed via up and over door.

DIRECTIONS


Travelling out of Bridgend on Coychurch Road, past the Haywain pub and at the roundabout take the second exit. At the next set of traffic lights take a right turn onto Longacres, the property is located on the right hand side within the courtyard.

NOTE

We have been advised the property is leasehold, however, the title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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