



Longacres, Brackla, Bridgend County. CF31  
2DD

£225,000



## Longacres, Brackla, Bridgend County. CF31 2DD

Four bedroom town house comprising entrance hall, kitchen/breakfast room, downstairs WC, dining room, to the first floor - lounge, bedroom one plus ENSUITE, second floor - three further bedrooms and family bathroom. ENCLOSED REAR GARDEN. SINGLE GARAGE and DRIVEWAY PARKING. Ideal young family home.

**£225,000 - Freehold**

- Modern family townhouse
- Four bedrooms (two doubles and two singles)
- Two reception rooms
- Open plan kitchen/breakfast room
- Enclosed low maintenance rear garden
- Single garage with off road parking/ EPC- C, Council tax band - D



## DESCRIPTION

Introducing this four bedroom town house benefiting from downstairs WC, ensuite to master bedroom, single garage and driveway parking. The property is situated on a pleasant cul de sac within Longacres which is within walking distance to Brackla triangle and all of the facilities that Brackla has to offer. Good road access to Bridgend town centre and the M4 corridor. Viewing highly recommended.

## ENTRANCE

via part glazed composite front door into the entrance hall finished with emulsioned and coved ceiling, emulsioned walls, skirting and ceramic tiled flooring.

## DOWNSTAIRS W.C.

Ceiling mounted extractor, emulsioned ceiling and walls, radiator, skirting and a continuation of the ceramic tiles. Two piece suite comprising WC and wall mounted wash hand basin with ceramic tiles to the splash back.

## RECEPTION 2/DINING ROOM (9' 10" x 9' 10") or (3.00m x 3.00m)

Overlooking the front via PVCu double glazed window with a fitted roller blind, curtain pole to remain, emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet. Under stairs storage cupboard.

## KITCHEN/BREAKFAST ROOM (14' 5" x 10' 10") or (4.40m x 3.30m)

Overlooking the rear garden via PVCu double glazed window and PVCu double glazed French doors finished with emulsioned ceiling, two matching light fittings, emulsioned walls, skirting and ceramic tiled flooring. A range of low level and wall mounted units in a beech finish with a complementary roll top work surface, ceramic tiles to the splash back and brushed chrome handles. Inset one and a half basin sink with chefs mixer tap, waist height double electric oven. Integrated four ring gas hob with overhead extractor hood. Plumbing for automatic washing machine and dishwasher. Space for further under counter appliance and boxed in space for a fridge/ freezer. Ample space for breakfast table and chairs. Wall mounted circuit breaker.

## FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden balustrade. Fitted storage cupboard housing hot water tank with additional shelving.

## RECEPTION 1/LOUNGE (10' 2" x 14' 7") or (3.10m x 4.45m)

Overlooking the rear garden via two PVCu double glazed windows both with fitted roller blinds and curtain poles to remain finished with emulsioned ceiling, emulsioned walls, skirting and fitted carpet.

## BEDROOM 1 (12' 6" x 10' 0") or (3.80m x 3.05m)

Overlooking the front via two PVCu double glazed windows both with fitted roller blinds and curtain poles to remain and finished with emulsioned ceiling and walls, two double fitted wardrobes with beech finish to the doors, skirting and fitted carpet.

## EN-SUITE

Ceiling mounted extractor, emulsioned ceiling and walls, radiator, skirting and fitted carpet. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and separate shower cubicle with concertina glazed door housing a plumbed overhead shower with ceramic tiles to the splash back areas.



## SECOND FLOOR LANDING

Via stairs. Access to loft storage with a pull down ladder.

### BEDROOM 2 (14' 7" x 9' 10") or (4.45m x 3.00m)

Overlooking the front via two PVCu double glazed windows both with fitted roller blinds and curtain poles, emulsioned ceiling and walls, skirting and fitted carpet. Triple fitted wardrobe with beech finish to the doors.

### FAMILY BATHROOM

Ceiling mounted extractor, emulsioned ceiling and walls, radiator, wall mounted bathroom mirror cabinet and a vinyl floor covering. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and bath with chrome mixer tap and over bath shower attachment.

### BEDROOM 3 (7' 3" x 10' 2") or (2.20m x 3.10m)

Overlooking the rear via PVCu double glazed window with a fitted roller blind and curtain pole to remain, emulsioned ceiling and walls, skirting and fitted carpet.

### BEDROOM 4 (7' 3" x 10' 0") or (2.20m x 3.05m)

Overlooking the rear via PVCu double glazed window with a fitted roller blind and curtain pole to remain, emulsioned ceiling and walls, skirting and fitted carpet.

## OUTSIDE

Enclosed rear garden laid to two tiers of patio enclosed by close board fence with a small raised bed to the rear. Gated access to the garage. Car parking for two cars in front of the garage.

## GARAGE

Traditional up and over door.


## NOTE

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

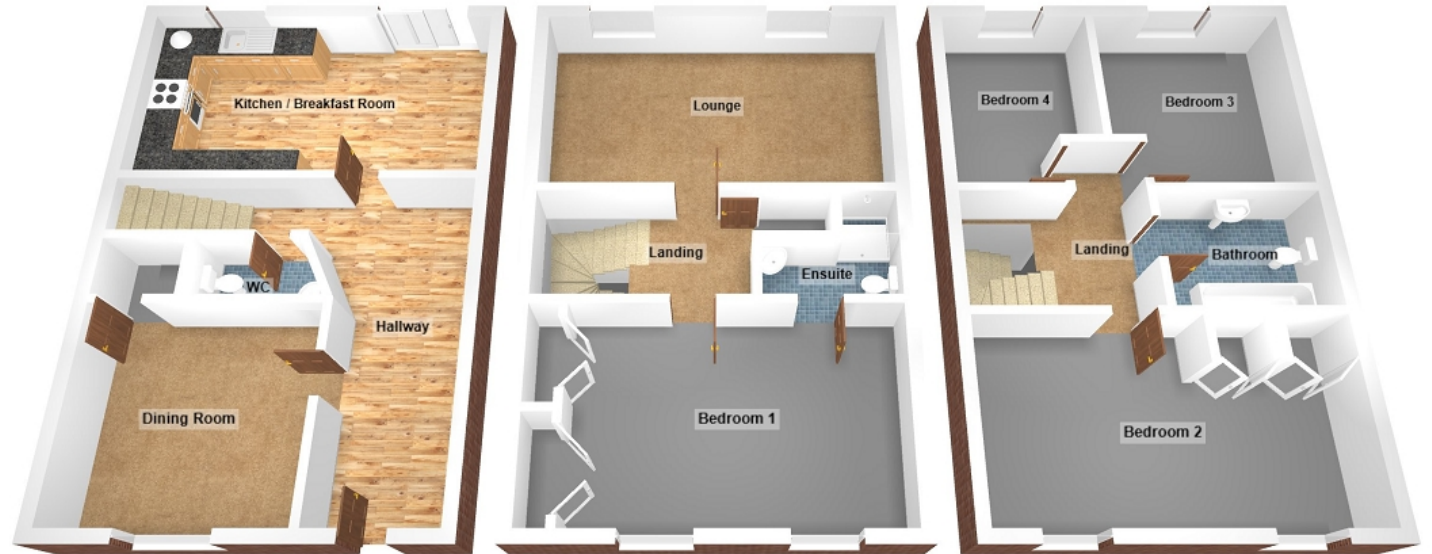


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(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		
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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