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herbert r thomas

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57 Longacres

Bridgend, CF31 2DD

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Asking price **£227,500**

Situated in the popular Longacres development of Brackla offering good proximity to both Bridgend Town Centre and junction 35 of the M4 is this generously proportioned three double bedroom corner house with garage and off-road parking.

Generously proportioned corner house

Off-road parking

Garage

Westerly facing rear garden

High internal standards throughout

Close proximity to Junction 35 the M4, Bridgend Railway Station and Brackla shopping precinct

Viewings highly recommended





Situated in the popular Longacres location of Brackla which offers great proximity to Junction 35 of the M4 and Bridgend Town Centre is this generously proportioned and immaculately presented three bedroom corner house property.

The property is entered via a composite and double glazed door into entrance hallway with PVCu double glazed window to front and staircase rising to the first floor landing, laid to laminate flooring and oak doors to the cloakroom, kitchen and lounge/dining area.

The kitchen is fitted with a matching range of base and eyelevel units with rolltop workspace over. There are pull-out larder cupboards, integrated dishwasher and freezer, plumbing and space for appliance, built-in eyelevel double oven, four ring gas hob with glass back splashback and complimentary hood over, a ceramic

butler sink unit with swan neck mixer tap, tiled flooring and a PVCu window flanked by composite door leading to the rear garden. The cloakroom has been fitted with a two piece suite comprising; corner wash handbasin and close coupled WC. There is a PVCu obscure double glazed window to front and tiled flooring. The lounge/ diner is a good sized space with twin PVCu double glazed windows to front with sliding patio doors overlooking the rear garden, coving to ceiling, laminate flooring and useful understairs storage cupboard.

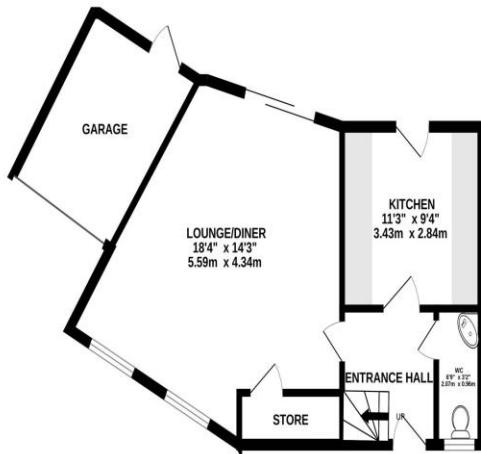
To the first floor landing there is an airing cupboard housing the hot water tank, loft inspection point and oak doors leading to all three bedrooms and family bathroom. The bathroom has been fitted with a three-piece suite comprising; vanity unit wash handbasin, low-level WC and bath. There is half height tiling to walls, tiled flooring, shaver point and PVCu obscure double glazed window to front. Bedroom three has a PVCu double glazed window to front. Bedroom two

has a PVCu double glazed window to rear. The master bedroom is a generous sized room with twin built-in double wardrobes, PVCu double glazed window to side and an oak door to the ensuite shower room. The shower room has been fitted with a three-piece suite comprising: shower cubicle with power shower, pedestal wash handbasin and a close coupled WC. There is a chrome effect heated towel rail, PVCu obscure double glazed window to front and tiled flooring.

To the front of the property is an enclosed garden by iron fencing, laid mostly to lawn with pathway to the front door. To the rear is an enclosed Westerly facing garden laid mostly to lawn and patio seating area with access to garage.

Viewings highly recommended to appreciate the space and condition on offer.

GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.

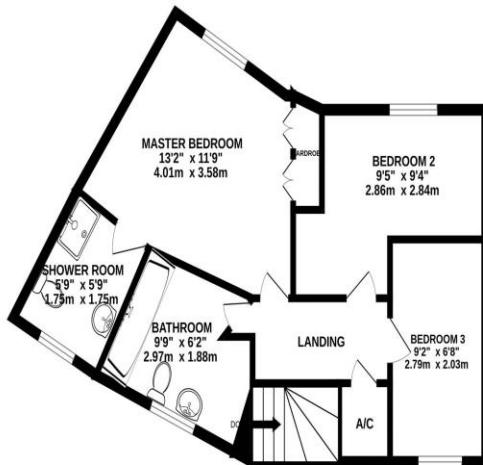


TOTAL FLOOR AREA: 980 sq.ft. (91.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.





Directions

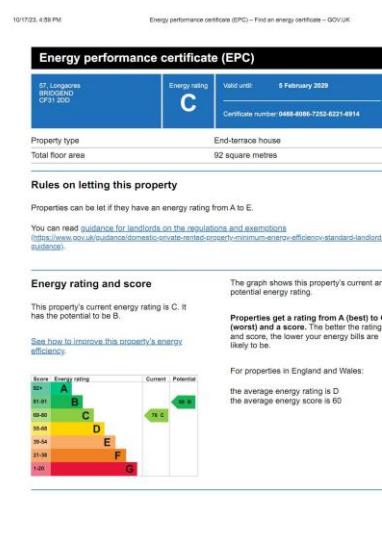
From Junction 36 of the M4, travel south along the dual carriage way, signposted Bridgend. Proceed over the first roundabout (Mercedes garage) and at the second roundabout take the fourth exit signposted Coychurch. Proceed under the railway bridge and take the immediate left hand turning signposted Brackla. Proceed along this road to the traffic lights turning left into Longacres. The property can be found on the right hand side as indicated by our for sale sign.

Tenure

Freehold

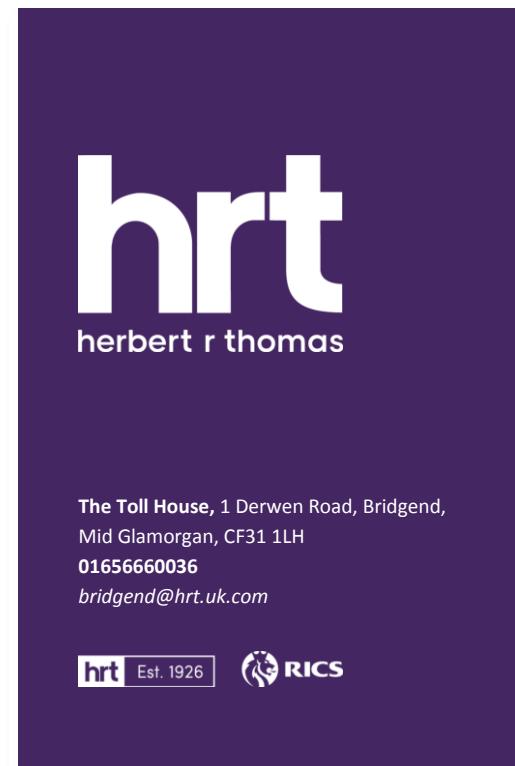
Services

All mains
Council Tax Band D
EPC Rating C



Viewing strictly by appointment through Herbert R Thomas

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RICS

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