

248 Longacres  
Brackla  
Bridgend County  
CF31 2DH

£234,950



- Spacious Three Storey Town House
- Versatile Accommodation
- Open Plan Kitchen / Family / Dining Room
- Separate Lounge
- Cloakroom / WC
- Three Bedrooms
- Ensuite to Master Bedroom
- Garden With Rear Access
- Two Parking Spaces
- No Passing Traffic

**Ref: PRA10889**

Viewing Instructions: Strictly By Appointment Only



## General Description

\*\*\* SPACIOUS THREE BEDROOM TOWNHOUSE \*\*\* Daniel Matthew are pleased to offer for sale this spacious three bedroom townhouse with versatile accommodation. Comprising kitchen/family/dining room, study and cloakroom WC to the ground floor. To the first floor a lounge, master bedroom with ensuite. On the second floor two bedrooms and family bathroom. Further benefits from off road parking for two vehicles and a pleasant low maintenance rear garden with access to the rear. The property is situated in quiet location with no passing traffic on a popular residential location close to Bridgend town centre and railway station. Easy access to the M4 corridor at junction 35 and 36. Call 01656 750764 arrange a viewing .

---

## Accommodation

---



### Entrance Hallway

Enter via front door into hallway. Skimmed walls and ceiling. Laminate flooring. Radiator. Staircase leading to first floor. Doors off the all ground floor rooms and storage cupboard housing the central heating boiler.



### Study (8' 6" x 6' 8") or (2.59m x 2.02m)

Situated to the front of the property with UPVC double glazed window with radiator under. Skimmed walls and ceiling. Fitted carpets.



### Cloakroom/w.c (7' 1" x 3' 4") or (2.17m x 1.02m)

Skimmed walls and ceiling with centre light. White two piece bathroom suite with WC and pedestal wash hand basin with tiling to splash back. Radiator. Vinyl flooring.



### Kitchen (10' 6" x 8' 6") or (3.20m x 2.59m)

A fully fitted kitchen which includes a range of wall and base units to include inset draws with coordinating work surfaces and one and a half bowl stainless steel sink with mixer taps. Integrated gas hob with extractor over and electric oven. Plumbing and space for a washing machine. Space for tall fridge freezer. Tiling to splash back areas. Skimmed ceiling. Laminate flooring. Radiator. Opening into dining / family room.

---



### Dining/Family Room (14' 0" x 9' 2") or (4.27m x 2.80m)

Following through from the kitchen is an open plan dining / living area. Skimmed walls and ceiling. Laminate flooring. Space for table and chairs and sitting area. Radiator. UPVC French doors leading out onto the garden.



### Landing

Skimmed walls and ceiling. Fitted carpets. Radiator. Doors leading to master bedroom and lounge. Staircase to second floor.



### Lounge (14' 1" x 12' 10") or (4.29m x 3.92m)

A pleasant room situated to the front of the property with two UPVC double glazed windows. Skimmed walls and ceiling. Fitted carpets. Radiator.



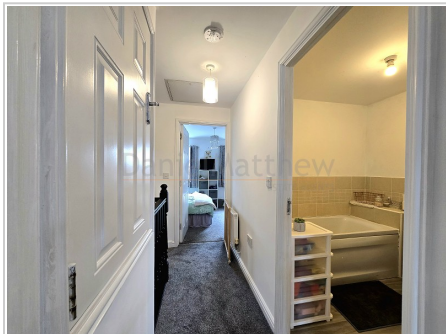
### Master Bedroom (14' 1" x 12' 10") or (4.29m x 3.92m)

Situated to the rear of the property with two UPVC double glazed windows over looking the garden. Radiator. Skimmed walls and ceiling. A range of fitted wardrobes. Fitted carpets. Door to the ensuite.



### En Suite (5' 10" x 5' 10") or (1.78m x 1.78m)

Three piece suite in white which includes a cubicle shower, WC, pedestal wash hand basin. Tiling to all splash back areas. Skimmed ceiling with centre light. Vinyl flooring. Radiator. Shaver point.



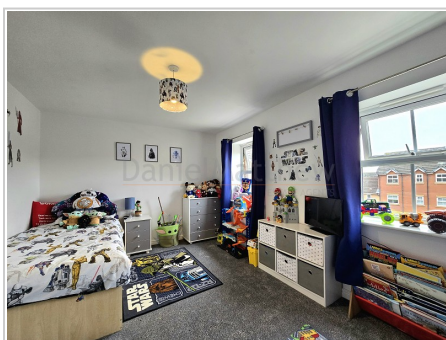
## Second Floor Landing

Staircase from first floor. Fitted carpets. Skimmed walls and ceiling. Access to loft. Doors leading to bedrooms and family bathroom. Radiator. Cupboard.



## Bedroom Two (14' 0" x 11' 9") or (4.27m x 3.58m)

Two UPVC double glazed window to the rear. Skimmed walls and ceiling. Radiator. Built in wardrobes. Fitted carpets.



## Bedroom Three (14' 1" x 9' 7") or (4.28m x 2.92m)

Two UPVC double glazed windows to the front. Skimmed walls and ceiling. Fitted carpets. Radiator.



## Bathroom (6' 11" x 6' 6") or (2.11m x 1.97m)

Three piece suite in white which includes a panelled bath with shower off the taps, WC and pedestal wash hand basin. Tiling to splash back areas. Skimmed wall and ceiling with centre light. Vinyl flooring. Radiator.



## Garden

Low maintenance enclosed rear garden with patio and lawn. Path leading to rear gate giving access to two parking spaces.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C79

# Tenure

We are informed that the tenure is Freehold

# Council Tax

Band E



Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.

