

FOR
SALE



246 Longacres, Bridgend, Mid Glamorgan CF31 2DH

£239,999 -



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PROPERTY SUMMARY

Well presented three bedroom end terraced house comprising entrance hall, office, downstairs WC and kitchen/lounge/diner to the ground floor, master bedroom and lounge to the first floor and two bedrooms and family bathroom to the second floor. The property also benefits from an enclosed rear garden and two dedicated parking spaces. Viewing highly recommended.

The property is set within the popular modern development of Longacres in Brackla to the East of Bridgend and within easy walking distance of local amenities including convenience stores, food outlets, doctors surgeries, schools and local pubs.

POINTS OF INTEREST

- Three bedroom end terraced house
- Downstairs WC, family bathroom and en suite
- Kitchen/lounge/diner
- Enclosed rear garden
- Two dedicated parking spaces
- Well presented throughout



ROOM DESCRIPTIONS

Entrance

Via part glazed and frosted painted wooden door leading to the entrance hall.

Entrance Hall

Plastered and emulsioned ceiling with pendant light, plastered and emulsioned walls, skirting, laminate flooring in wood effect with fitted carpet mat. Wall mounted electric consumer box and radiator. Doors leading to the office, downstairs WC, kitchen/diner/lounge and stairs leading to the first floor. Airing cupboard housing the gas boiler with shelving.

Office

2.01m x 2.63m (6' 7" x 8' 8") Plastered and emulsioned ceiling with pendant light, plastered and emulsioned walls, skirting, laminate flooring, PVCu window overlooking the front and radiator.

Downstairs WC

1.03m x 2.18m (3' 5" x 7' 2") Plastered and emulsioned ceiling with centre light, extractor fan, plastered and emulsioned walls, skirting, radiator and vinyl flooring in tile effect. Two piece suite comprising low level WC and pedestal wash hand basin with chrome taps and tiled splash back.

Kitchen/lounge/diner

4.31m x 5.59m (14' 2" x 18' 4") Plastered and emulsioned ceiling with two lights, one to the kitchen and lounge area. Plastered and emulsioned walls with tiling to the splash back areas to the kitchen, skirting and a continuation of the laminate flooring. A range of base and wall units in shaker style cream with complementary roll top laminate work tops, space for dishwasher, washing machine and freestanding fridge/freezer. Integrated oven with four ring gas hob and overhead extractor and one and half stainless steel sink with chrome mixer tap. Space for dining table and chairs, sofa and TV unit. Two wall mounted radiators, PVCu double glazed French doors leading out to the rear garden and PVCu double glazed side panel.

First floor landing

Via stairs with fitted carpet, spindle balustrade and handrail. Plastered and emulsioned ceiling with pendant light, smoke alarm, plastered and emulsioned walls, skirting, fitted carpet, radiator and carbon monoxide alarm. Doors leading to master bedroom and lounge.

Master Bedroom

2.93m x 3.74m (9' 7" x 12' 3") measurements are to the wardrobes. Plastered and emulsioned ceiling with centre light, plastered and emulsioned walls, skirting, radiator and fitted carpet. Built in three double wardrobes, two with mirrored frontage. Two PVCu double glazed windows overlooking the rear of the property and door leading to the en suite.

En suite

1.78m x 1.79m (5' 10" x 5' 10") Plastered and emulsioned ceiling with centre light, extractor fan, plastered and emulsioned walls with full height tiling around the shower and half height to the WC and sink area. Skirting, vinyl flooring in tile effect. Three piece suite comprising corner curved shower tray with sliding glass door and overhead chrome mixer shower, low

Lounge

3.91m x 4.32m (12' 10" x 14' 2") Plastered and emulsioned ceiling with centre light, plastered and emulsioned walls, skirting, fitted carpet, two PVCu double glazed windows overlooking the front of the property and radiator.

Second floor landing

Via stairs with fitted carpet, spindle balustrade and handrail. Plastered and emulsioned ceiling with pendant light, smoke alarm and loft access which is partially boarded with power. Plastered and emulsioned walls, skirting and fitted carpet. Doors leading to the family bathroom and two further bedrooms.

Bedroom 2

3.03m x 4.31m (9' 11" x 14' 2") measurements are to the wardrobes. Plastered and emulsioned ceiling with pendant light, plastered and emulsioned walls, skirting and fitted carpet. Two double built in wardrobes, two PVCu double glazed windows overlooking the rear of the property and radiator.

Family Bathroom

1.97m x 2.13m (6' 6" x 7' 0") Plastered and emulsioned ceiling with centre spot light and extractor fan, plastered and emulsioned walls with half height tiles to the splash back areas, skirting and vinyl flooring. Three piece suite comprising bath with chrome mixer tap and handheld shower attachment, low level WC and pedestal wash hand basin with chrome mixer tap. Wall mounted mirror and wall mounted chrome towel rail radiator.

Bedroom 3

2.94m x 4.33m (9' 8" x 14' 2") Plastered and emulsioned ceiling with pendant light, plastered and emulsioned walls, skirting and fitted carpet. Two PVCu double glazed windows overlooking the front of the property and wall mounted radiator.

Storage

Door leading to bulkhead of the stairs housing the hot water tank and shelving.

Outside

Small area of decorative stone to the front with mature shrubbery. Two dedicated parking spaces on the corner.

Enclosed rear garden with side access which is shared with the neighbouring property enclosed with a wooden gate. The first section of the garden is laid to patio with decorative stone, further area laid to lawn and a further tier laid to decorative stone with mature shrubbery and base for freestanding shed.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		89
(81-91)	B	80	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	