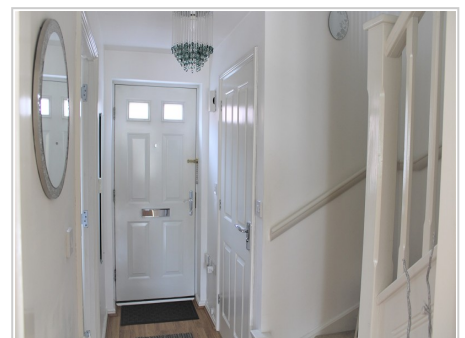


298 Longacres
Bridgend
Bridgend County.
CF31 2DJ

186,500



- Immaculate Condition
- Spacious Two Double Bedroom Mid-Link Property
- uPVC Double Glazing Windows
- Double Driveway Parking
- Rear Access
- Internal Viewing Highly Recommended



Ref: PRA11626

Viewing Instructions: Strictly By Appointment Only

General Description

Spacious two double bedroom mid-link property located in Bridgend. The property has uPVC double glazing, gas central heating boiler, all carpets and blinds are to remain. The property benefits from double driveway parking and rear access. The property is being offered in an immaculate condition and an internal viewing is highly recommended. The property has good access to junction 36 of the M4 motorway with routes to Swansea and Cardiff, Bridgend Town Centre with all its facilities and amenities together with the main line train station.

The property comprises: - GROUND FLOOR: - Entrance & Hallway; Downstairs Cloakroom; Kitchen; Lounge. FIRST FLOOR: - Landing; Master Bedroom and one further double bedroom; Family Bathroom. OUTSIDE: - Maintenance free front and rear with Double driveway parking at side.

Accommodation

Ground Floor



Entrance and Hallway

Via an aluminium coated front door with two obscure glazed panels entering the hall with laminated flooring, white spindle staircase giving access to first floor, one radiator, skimmed ceiling, white panel door with chrome fittings to the left into: -



Downstairs Cloakroom

Two-piece suite in white with chrome fittings, attractive ceramic tiling to the floor, one radiator, skimmed ceiling, uPVC obscure glazed window to the front.

At the right-hand side of the hall there are feature white panelled French doors with chrome fittings into: -



Kitchen (6' 11" x 10' 1") or (2.11m x 3.07m)

Range of base and wall units in light beech with chrome fittings, splashback tiling, complimentary worktop, one and a half stainless steel sink unit with chrome mixer taps, chrome gas hob and electric oven, space for fridge and freezer, space for dishwasher, plumbed for automatic washing machine, attractive ceramic tiling to the floor, skimmed ceiling, spotlighting, uPVC window to the front



Lounge (15' 0" x 13' 4") or (4.57m x 4.07m)

Spacious lounge features PVC endboard and window treatments, attractive laminated flooring, kitchenette, double burner radiator, white panel with chrome fittings, reading lamp, under stairs storage, cupboard with ample storage.



Landing

Fitted carpet, white spindle staircase, skimmed ceiling, loft access, one radiator.



Master Bedroom (9' 7" x 12' 6") or (2.91m x 3.82m)

Two uPVC windows to the rear, fitted carpet, skimmed ceiling, one radiator, attractive white fitted wardrobes with chrome fittings and two mirrored panels.



Bedroom 2 (8' 10" x 11' 11") or (2.70m x 3.64m)

uPVC window to the front, fitted carpet, one radiator, skimmed ceiling, double fitted wardrobes, white panel door with chrome fittings leading into a storage cupboard



Family Bathroom

Three-piece suite in white with chrome fittings, attractive vinyl flooring, one radiator, skimmed ceiling, fully tiled around the bath area with chrome mixer shower taps and a glass shower screen, half tiled walls around the sink and WC.

Front

Maintenance free pea gravelled area.

Side

Double driveway parking with a gate around to the back of the property.



Rear

Maintenance free with an attractive composite area, patio area and a gate leading around to the side of the property.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:77

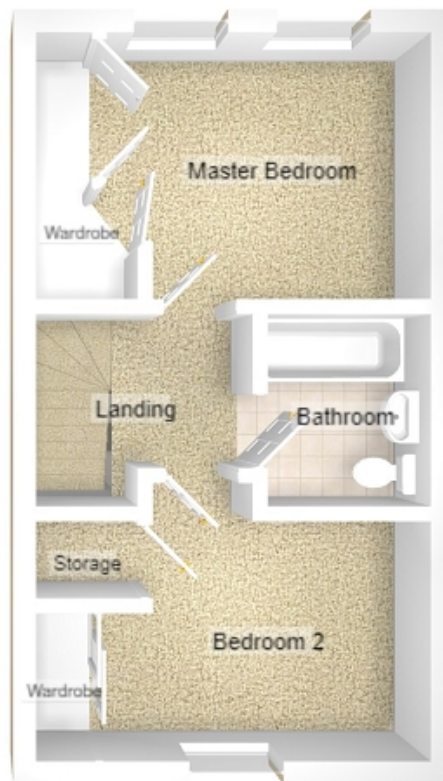
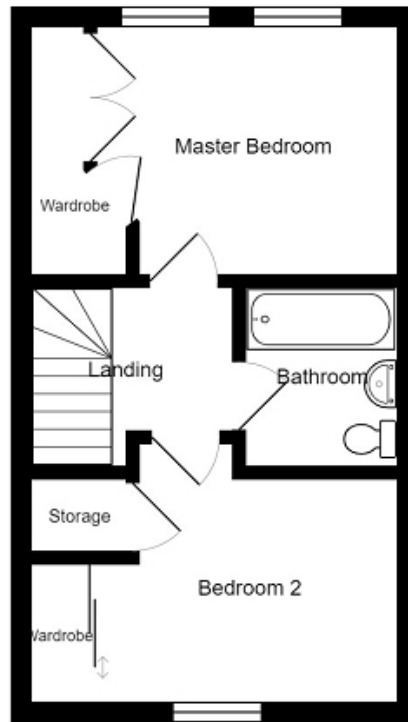
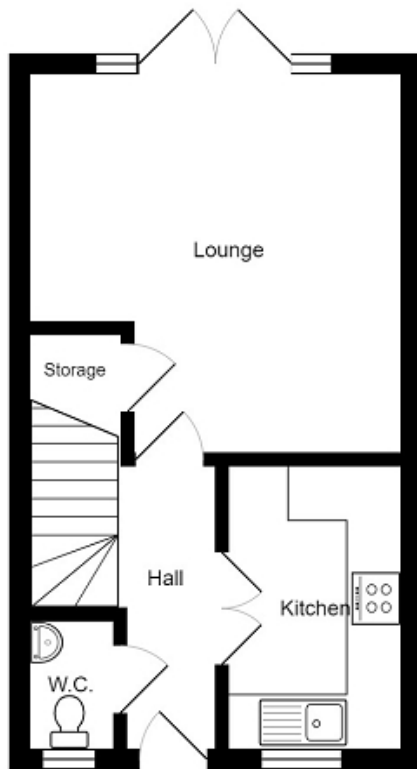
Tenure

We are informed that the tenure is Freehold

Council Tax

Band C





All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.