
88, Maes Talcen
Bridgend, CF31 2LQ
Watts
&Morgan

88 Maes Talcen

Brackla, Bridgend CF31 2LQ

£220,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A well-presented three-bedroom detached property, ideally situated in the popular area of Brackla. The property is conveniently located within a short walk of the Triangle Shopping Precinct, offering a range of local shops and amenities, as well as being within walking distance of several local schools. Just a short walk from Bridgend town centre and nearby for convenient M4 access to J36.
The accommodation briefly comprises an entrance hallway, living room, dining room with access to the rear garden, and kitchen. To the first floor are three well-proportioned bedrooms and a family bathroom.
Externally, the property benefits from a private driveway providing off-road parking for multiple vehicles, together with a detached garage. To the rear is a generously sized garden, featuring both lawn and patio areas, providing an ideal outdoor space for relaxation and entertaining. The property is offered to the market with no onward chain.

Directions

* Bridgend Town Centre - 1.6 Miles * Cardiff City Centre - 20 Miles * J36 of the M4 - 3.5 Miles

Your local office: Bridgend
T 01656 644288 (1)
E bridgend@wattsandmorgan.co.uk













Summary of Accommodation

ABOUT THE PROPERTY

The property is entered via a PVC door with glazed side panel, opening into the entrance hallway. The hallway features laminate flooring and a carpeted staircase rising to the first floor.

The spacious, front-facing living room provides a well-proportioned reception space, featuring continuation of the laminate flooring and two front-facing windows which allow plenty of natural light to fill the room, creating a bright and airy feel.

The rear-facing dining room offers a further reception space, with laminate flooring and a window overlooking the rear garden as well as a PVC door providing direct access to the garden.

The kitchen is fitted with a range of wall and base units with complementary work surfaces over. Integrated appliances include an under-counter fridge and separate freezer, with space and plumbing available for an additional appliance. The room benefits from laminate flooring and a rear-facing window.

To the first floor, the carpeted landing provides access to three well-proportioned bedrooms and the family bathroom.

The main bedroom is a generous double room, featuring carpeted flooring and a front-facing window.

Bedroom two is another spacious bedroom, benefiting from carpeted flooring, a rear-facing window and a useful built-in storage cupboard.

The family bathroom is fitted with a three-piece suite comprising a wash hand basin, WC and bath with shower over. The room is finished with vinyl flooring and benefits from a rear-facing window.

Bedroom three is another well-proportioned bedroom, featuring carpeted flooring and a front-facing window.

GARDEN AND GROUNDS

Approached via Maes Talcen, No. 88 benefits from a private driveway providing ample off-road parking for multiple vehicles, together with a detached double garage.
To the rear, the property enjoys a generously sized and private garden, comprising a paved patio area and a substantial lawn, all enjoying a pleasant and secluded outlook.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; ‘D’. Council Tax is Band 'D'.

AML

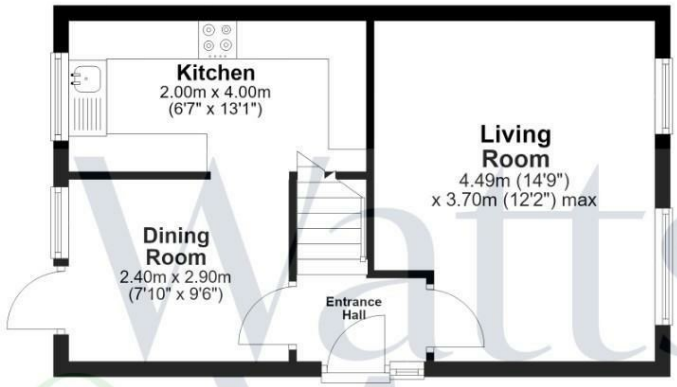
Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

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Ground Floor

Approx. 34.9 sq. metres (375.2 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.2 sq. feet)



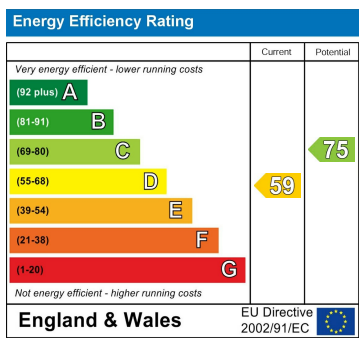
External

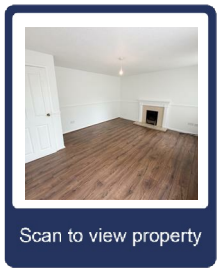
Approx. 12.5 sq. metres (134.3 sq. feet)



Total area: approx. 85.5 sq. metres (920.7 sq. feet)

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Scan to view property

Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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