



## Longacres offers in the region of £135,000

- 2 bedroom 2nd Floor Apartment
- Separate Lounge and Kitchen/Diner
- Allocated Parking Space for 2 cars
- Full-length loft/attic offering excellent storage
- Council Tax Band C
- Close to M4 Links
- EPC Rating: Awaited





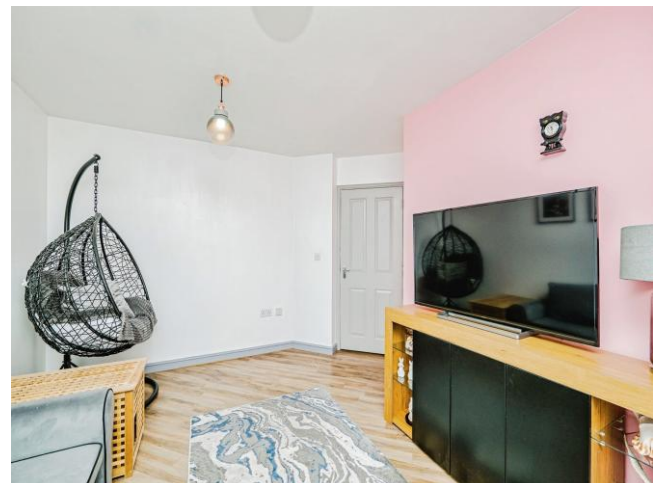
## About the property

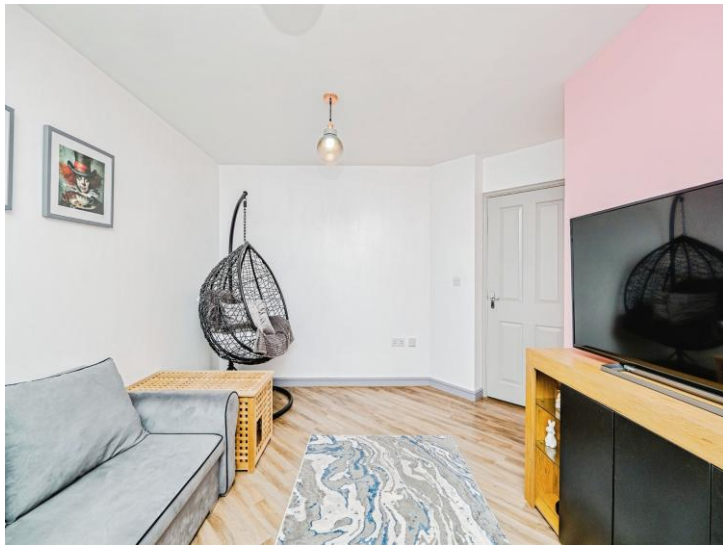
A beautifully presented and thoughtfully modernised two-bedroom top-floor apartment, superbly located in the highly sought-after area of Longacres, Brackla. This stylish home offers an excellent opportunity for first-time buyers or those seeking a low-maintenance property in a convenient setting. Positioned close to a range of local pubs, restaurants, shops, and schools, as well as Bridgend town centre, the property also benefits from easy access to the M4 motorway, making it ideal for commuters.

The accommodation comprises a welcoming entrance hallway, complete with a handy storage cupboard, leading into a bright and spacious open-plan kitchen/diner, alongside a generous separate living room. There are two well-proportioned double bedrooms and a contemporary family bathroom, all finished to a high standard throughout.

A standout feature of the property is the substantial loft/attic space, which spans the entire apartment and provides exceptional additional storage.

Externally, the property benefits from allocated parking for two vehicles, enhancing its practicality and appeal. This superb apartment is ready for immediate occupation, and early viewing is highly recommended.





## Accommodation

### Entrance Hall

### Lounge

13' 1" x 9' 10" ( 3.99m x 3.00m )

### Kitchen/Diner

16' 5" max x 8' 10" max ( 5.00m max x 2.69m max )

### Bedroom One

12' 6" x 9' 6" ( 3.81m x 2.90m )

### Bedroom Two

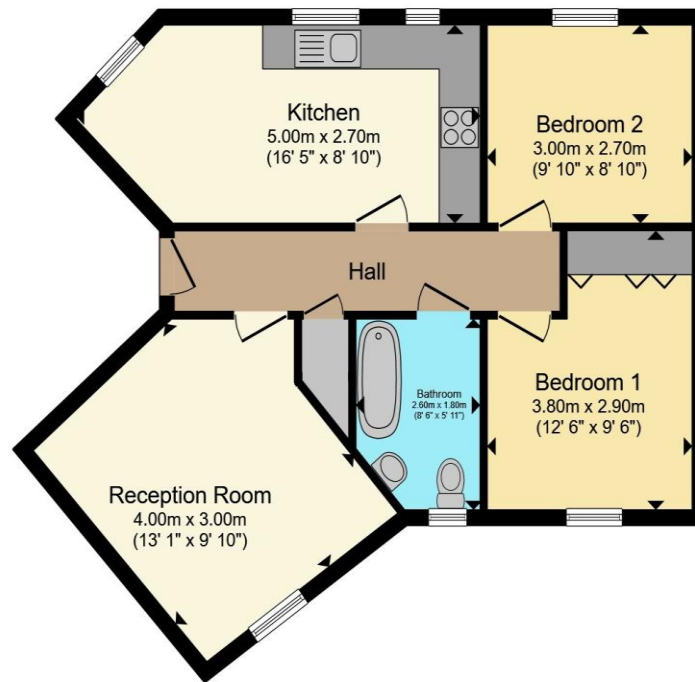
9' 10" x 8' 10" ( 3.00m x 2.69m )

### Bathroom

01656 657201

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## Floorplan



Total floor area 60.1 m<sup>2</sup> (647 sq.ft.) approx

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