

20 The Chase
Brackla
Bridgend
Bridgend County
CF31 2JH

£210,000



- Three Bedroom Semi Detached
- Lounge
- Fitted Kitchen / Dining Room
- Shower Room
- Spacious Garden with Garden Room
- Close to Amenities And Schools
- Easy Access to M4
- Double Driveway
- Viewing Recommended

Ref: PRA10327

Viewing Instructions: Strictly By Appointment Only

General Description

LOVELY FAMILY HOME Daniel Matthew are pleased to offer for sale this nicely decorated three bedroom semi detached property which has a double driveway and generous rear garden with a purpose build garden room / home office. The property includes to the ground floor: A spacious lounge plus kitchen / dining room. The first floor: Three bedrooms and shower room. This popular location is within walking distance to local amenities and schools. Viewing comes highly recommended. Please contact 01656 750764

Accommodation



Entrance Hallway

Enter into hallway which is spacious and has a carpeted staircase off to the first floor. Skimmed ceiling. Radiator. Vinyl flooring. Doors off to first floor rooms.



Lounge (16' 5" x 12' 2") or (5.0m x 3.70m)

A generous size room with pleasant views out onto the garden. Skimmed and coved ceiling. UPVC window and door out into the garden. Radiator. Laminate flooring.

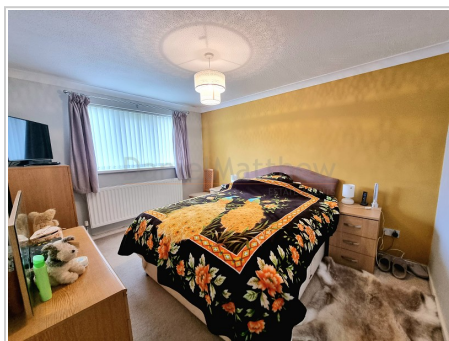


Kitchen / Dining Room (16' 5" x 13' 1") or (5.0m x 4.0m)

A modern fully fitted kitchen which comprises of a range of wall and base units to include inset draws. Coordinating work surfaces with tiling to splash back areas. Sink unit and drainer with mixer taps. Integrated oven with separate gas hob with canopy extractor over. Plumbing for automatic washing machine. Integrated fridge/freezer. UPVC double glazed window to front. Skimmed and coved ceiling with spot lights. Vinyl flooring. Opening into a dining area which gives ample room for a family table and chairs. Large under stairs storage cupboard. UPVC double glazed window with vertical blinds and radiator under.

Landing

Landing has fitted carpets. Doors to all first floor rooms. Access to loft.



Bedroom One (12' 6" x 9' 10") or (3.80m x 3.0m)

Situated to the rear of the property with UPVC double glazed window with vertical blinds and radiator under. Artexed and coved ceiling with skimmed walls. Fitted carpets.



Bedroom Two (12' 10" x 8' 4") or (3.90m x 2.55m)

Situated to the front of the property with UPVC double glazed window with vertical blinds and radiator under. Artexed and coved ceiling with skimmed walls. Fitted carpets. Built in wardrobes.



Bedroom Three (9' 8" x 6' 7") or (2.94m x 2.0m)

Situated to the rear of the property with UPVC double glazed window with vertical blinds and radiator under. Artexed and coved ceiling with skimmed walls. Fitted carpets. Currently being used as a dressing room.



Shower Room

A three piece suite in white situated to the front of the property. Wash hand basin and WC set within a vanity unit, double shower with screen. UPVC double glazed window. radiator.



Garden

Fully enclosed nicely laid out rear garden which benefits from a patio area with some steps leading to a turfed garden which includes some mature bushes and shrubs nicely landscaped. At the rear of the garden there is a large concrete building / sun lounge / home office with power and lighting.

To the front of the property there is a double driveway and path leading to front door and access to the rear garden.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D68

Tenure

We are informed that the tenure is Freehold

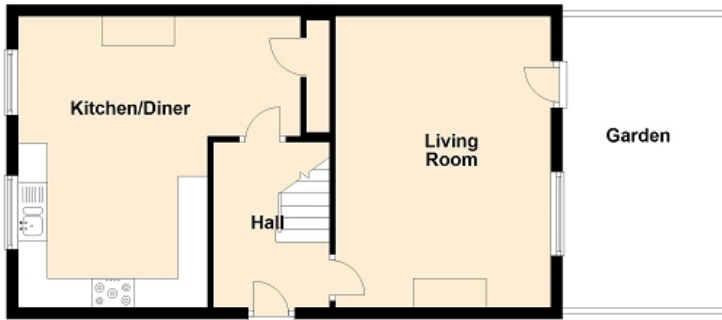
Council Tax

Band C



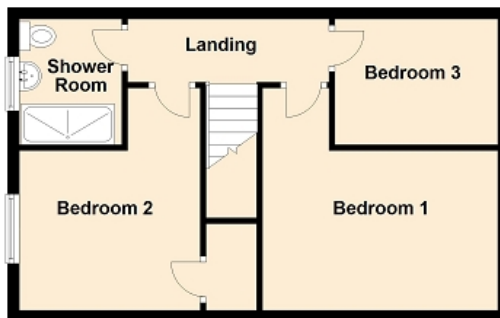
Ground Floor

Approx. 45.9 sq. metres (494.0 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.2 sq. feet)



Total area: approx. 87.0 sq. metres (936.2 sq. feet)

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.