

53 Hazeldene Avenue
Brackla
Bridgend County
CF31 2JP

£110,000



- One Bedroom Terrace
- In Need of Updating
- Lounge
- Kitchen
- Bathroom
- Close To Amenities
- Good Transport Links
- Ideal for Investors or First Time Buyer
- Call To Arrange An Appointment



Ref: PRA10375

Viewing Instructions: Strictly By Appointment Only

General Description

* Ideal Investment Property * Daniel Matthew are pleased to offer for sale this one bedroom terraced property situated in the popular area of Brackla. Comprising porch, lounge, kitchen. To the first floor one double bedroom and bathroom. In need of updating throughout, with good transport links and close to amenities this property would make for investment or ideal for a first time buyer. Call our team to arrange a viewing 01656 750764.

Accommodation

Entrance

Enter via UPVC double glazed door to porch area, wooden door to lounge.



Lounge (13' 0" x 8' 10" x 7' 3") or (3.95m x 2.69m x 2.20m)

Dual aspect to front and side UPVC double glazed window, textured ceiling, papered walls, carpet flooring, radiator, spiral staircase to first floor, arch to kitchen.



Kitchen (6' 7" x 6' 1") or (2.00m x 1.85m)

UPVC double glazed window to front aspect, textured ceiling, plain walls. Matching wall and base units, stainless steel sink/drain, space for fridge/freezer, plumbing for washing machine, cooker point.

Landing

Textured ceiling, papered walls, carpet flooring, doors to all first floor.



Bedroom One (7' 10" x 13' 0") or (2.39m x 3.96m)

Dual aspect to front and side UPVC double glazed window, textured ceiling, access to loft, plain walls, carpet flooring, radiator, fitted wardrobe.



Bathroom (5' 7" x 5' 7") or (1.71m x 1.70m)

UPVC double glazed obscured window to front aspect, textured ceiling, tiled splashback, low level WC, wash hand basin, panelled bath, radiator.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B





Ground Floor



First Floor

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.