

12 Ashbrook  
Brackla  
Bridgend  
Bridgend County  
CF31 2AT

£185,000



- Three Bedroom Semi Property
- Lounge opening to Dining area
- Fitted Kitchen
- Three Bedrooms
- Family Bathroom
- Driveway To The Side
- Cul-De-Sac Location
- Enclosed Spacious Rear Garden
- Easy Access To M4
- Walking Distance to School, shops & Amenities

**Ref: PRA10457**

Viewing Instructions: Strictly By Appointment Only

## General Description

Daniel Matthew are pleased to offer for sale this three bedroom semi detached property situated in a cul-de-sac location in the popular area of Brackla. The property is within close proximity to local schools, shops and other local amenities. Comprises of entrance hall, lounge, dining area and fitted kitchen to the ground floor. To the first floor are three bedrooms and family bathroom. The outside of the property has a driveway to the side. The front garden is open plan and the rear garden has a patio area and the remainder laid to lawn. Early viewing is recommend on this property. Call 01656 750764 to arrange an appointment.

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## Accommodation

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### Entrance Hallway

Enter via UPVC double glazed door into hallway. Laminate flooring. Radiator. Artexed ceiling. Staircase off to first floor.

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### Lounge (15' 0" x 12' 3") or (4.56m x 3.73m)

Situated to the front of the property with UPVC double glazed window with blinds to remain and radiator under. The focal point of the room is a fireplace with inset electric fire. Artexed ceiling and skimmed walls. Laminate flooring. Opening into dining area.

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### Dining Room (14' 3" x 7' 7") or (4.35m x 2.30m)

Leading through from lounge and situated to the rear of the property with French doors out onto the garden. Artexed ceiling, skimmed walls and laminate flooring. Radiator. Opening into kitchen.

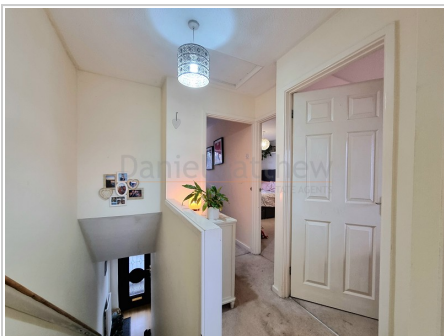
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### Kitchen (8' 10" x 7' 7") or (2.69m x 2.31m)

Situated to the rear of the property with UPVC double glazed window over looking the garden, blind to remain. A fully fitted kitchen which includes a range of wall and base units to include inset draws and co-ordinating work surfaces. Stainless steel sink and drainer with mixer taps. Integrated electric oven with gas hob and canopy extractor over. Plumbing and space for washing machine. Space for fridge freezer. Wall mounted combination boiler. Tiled flooring.

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### Landing

The landing has fitted carpets. Artexed ceiling, smoke detector and access to the loft. Doors leading to all first floor rooms.

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### Bedroom One (13' 1" x 8' 2") or (4.0m x 2.49m)

Master bedroom is to the front with UPVC double glazed window with blinds to remains and radiator under. Fitted carpets.



### Bedroom Two (10' 8" x 9' 4") or (3.25m x 2.84m)

Situated to the rear of the property with UPVC double glazed window with blinds to remains and radiator under. Fitted carpets.



### Bedroom Three (10' 2" x 7' 1") or (3.10m x 2.17m)

Situated to the front of the property with UPVC double glazed window with blinds to remains and radiator under. Fitted carpets. Build in storage cupboard.



### Bathroom (6' 4" x 6' 2") or (1.92m x 1.87m)

A three piece suite in white with P shaped bath with shower and screen, pedestal wash hand basin and WC. Tiling to floors and walls. Skimmed ceiling with down lights. Radiator. UPVC obscure double glazed window.



### Garden

Fully enclosed spacious rear garden with patio area and rest laid to lawn. Access to front which has a generous driveway and an open plan garden.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C69

## Tenure

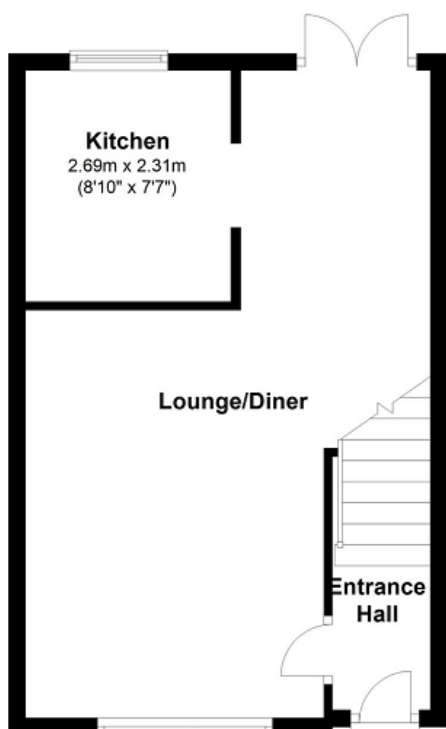
We are informed that the tenure is Freehold

## Council Tax

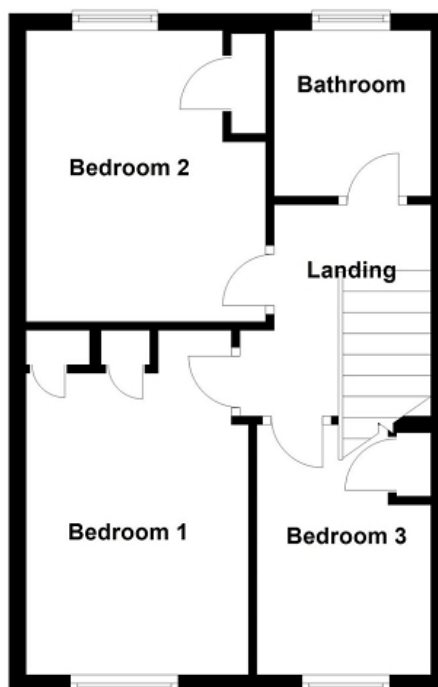
Band C



### 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.*