

80 The Chase
Brackla
Bridgend County
CF31 2JJ

£250,000



- Four Bedroom Detached
- Off Road Parking
- Garden To Front and Rear
- Cloakroom
- Part Convert Garage
- Within Walking Distance to Playing Fields and Local Primary School
- Good transport Links
- Offered With No Onward Chain



Ref: PRA10481

Viewing Instructions: Strictly By Appointment Only

General Description

* Four Bedroom Family Home * Daniel Matthew are pleased to offer for sale this four bedroom detached situated on the popular estate Brackla. Within walking distance to local playing fields, school and shop. Comprising hallway, lounge, kitchen/diner, cloakroom. To the first floor four bedrooms and shower room. Further benefits off road parking, garden to front and rear. The garage has currently been part converted to storage area and utility area. To be sold with no onward chain, call our team to arrange a viewing 01656 750764.

Accommodation

Entrance

Enter via UPVC double glazed door to hallway, comprising textured ceiling, plain walls, laminated flooring, radiator, stairs to first floor, doors leading to ground floor rooms.



Lounge (11' 11" x 15' 08") or (3.63m x 4.78m)

UPVC double glazed window to front aspect, textured ceiling, papered walls, carpet flooring, two radiators, electric fire with surround.



Kitchen/ Diner (19' 01" x 9' 03") or (5.82m x 2.82m)

Two UPVC double glazed window to rear aspect, plain ceiling, plain walls with tiled splashback, tiled flooring, radiator. Matching wall and base units, plumbing for washing machine, sink/drainage, space for fridge/freezer, integrated hob and oven. UPVC double glazed door leading to rear garden.



Cloakroom/w.c

UPVC double glazed obscured window to side aspect, textured ceiling, plain walls with tiled splashback, low level WC, wash hand basin, laminate flooring.

Landing

UPVC double glazed window to side aspect, textured ceiling, access to loft, plain walls, carpet flooring, airing cupboard, doors leading to all first floor rooms.



Bedroom One (12' 05" x 9' 08") or (3.78m x 2.95m)

UPVC double glazed window to front aspect, textured ceiling, papered walls, carpet flooring, radiator.



Bedroom Two (8' 09" x 10' 08") or (2.67m x 3.25m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls, carpet flooring, radiator.



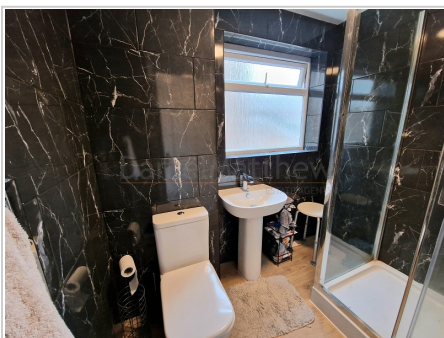
Bedroom Three (7' 05" x 8' 01") or (2.26m x 2.46m)

UPVC double glazed window to rear aspect, textured ceiling, papered walls, carpet flooring, radiator.



Bedroom Four (10' 07" x 6' 04") or (3.23m x 1.93m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, carpet flooring, radiator.



Shower Room

UPVC double glazed obscured window to side aspect, low level WC, wash hand basin, shower cubicle, heated towel rail.

Garage

Part converted to comprising storage area and utility room, up and over door, power and lighting.



Outside

Front - Off road parking, laid to lawn, side access to rear garden.

Rear - Wall and fenced boundaries, patio area, laid to lawn, mature shrubs and hedges.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D



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.