

3 St Thomas Close  
Brackla  
Bridgend  
Bridgend County  
CF31 2BW

£159,950



- Mid Terraced Two Bedroom Property
- Open Plan Lounge
- Kitchen / Dining Area
- Family Bathroom
- Parking Space To Front
- Ideal First Time Or Investment Buy
- Easy Access To M4 Junc. 35 & 36
- Popular Area Of Brackla



Ref: PRA10484

Viewing Instructions: Strictly By Appointment Only

## General Description

\*\*\*IDEAL FIRST TIME BUYER OR INVESTMENT BUY\*\*\* Daniel Matthew Estate Agents are pleased to offer for sale this well presented property in a popular area of Brackla. This two bedroom mid terrace property benefits from a driveway, nicely fitted bathroom and kitchen. Comprises of an open plan lounge and fitted kitchen/diner, to the first floor two bedrooms with fitted wardrobes to the main bedroom and modern bathroom. Private rear garden. Close to local amenities, shops, schools and motorway links. Viewing highly recommended. Call 01656 750764 today to arrange an appointment.

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## Accommodation

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### Lounge (14' 4" x 12' 9") or (4.38m x 3.89m)

Enter via UPVC double glazed front door into lounge. UPVC double glazed window to front aspect with radiator under, plain walls, textured ceiling, laminate flooring, second radiator. Storage cupboard and carpeted staircase access to first floor.



### Kitchen (12' 9" x 8' 10") or (3.88m x 2.68m)

UPVC double glazed window and door to rear aspect, range of wall and base units with complimentary worktops, stainless steel sink with mixer tap, boiler is housed in the kitchen, space for washing machine, space for fridge freezer, free standing cooker, plain walls, laminate flooring, textured ceiling. The dining area has room for a table and chairs. Radiator.



### Landing

Landing has plain walls, textured ceiling, carpet flooring, attic hatch, cupboard with shelving and access to first floor bedrooms.



### Bedroom One (12' 0" x 9' 3") or (3.67m x 2.83m)

UPVC double glazed window to front aspect of the master bedroom with fitted wardrobes, plain walls, textured ceiling, carpet flooring and radiator.

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### Bedroom Two (11' 1" x 6' 1") or (3.38m x 1.86m)

UPVC double glazed window to rear aspect of the second bedroom with plain walls, textured ceiling, carpet flooring and radiator.



### Bathroom (6' 4" x 6' 2") or (1.92m x 1.89m)

UPVC double glazed window to rear aspect, three piece suite with panel bath and electric shower over with curtain, low level WC, pedestal wash hand basin, modern panel walls, textured ceiling, vinyl flooring and radiator.



### Garden

Enclosed garden with fence boundary, laid to lawn, raised flower beds, decorative stones with patio slabs to the rear for a seating area. Storage shed.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C70

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band C

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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.*

