

3 Hawthorn Way
Brackla
Bridgend County
CF31 2PG

£210,000



- Three Bedroom Semi with Garage
- Two Reception Rooms
- Lounge/Diner
- Kitchen
- Conservatory
- Three Bedrooms
- Bathroom
- Drive and Garage
- NO CHAIN
- Situated in Brackla close to amenities, schools and M4 access.

Ref: PRA10488

Viewing Instructions: Strictly By Appointment Only



General Description

* Three Bedroom Semi Detached * Daniel Matthew are pleased to offer for sale this three bedroom semi detached situated on the popular estate of Hawthorn Drive. Comprising hallway, lounge, dining room, kitchen and Conservatory. To the first floor three bedrooms and family bathroom. Further benefits off road parking, single garage which has been partitioned half into a working space, garden to front and rear. With good transport links and easy access to amenities. NO CHAIN. Call our team to arrange a viewing 01656 750764.

Accommodation



Entrance Hallway

Enter via UPVC double glazed door into hallway, plain walls, plain ceiling, radiator and access to staircase and ground floor rooms.



Lounge (15' 0" x 12' 04") or (4.57m x 3.76m)

UPVC double glazed window to front aspect, plain walls, textured ceiling, fireplace with electric fire, understairs storage cupboard, carpet flooring and radiator.



Dining Room (8' 10" x 6' 04") or (2.69m x 1.93m)

Doors to rear aspect of the dining room, plain walls, textured ceiling, carpet flooring, radiator and arch access to the kitchen.



Kitchen (8' 10" x 7' 06") or (2.69m x 2.29m)

UPVC double glazed window to rear aspect, plain and tile splashback walls, textured ceiling, tile flooring, range of wall and base units with complimentary worktops, gas hob and electric oven with extractor over, stainless steel sink and mixer tap, space for a fridge freezer and space for washing machine.



Conservatory (10' 02" x 7' 06") or (3.10m x 2.29m)



Landing

UPVC double glazed window to side aspect, plain walls, textured ceiling, carpet flooring, attic hatch and access to all first floor rooms.



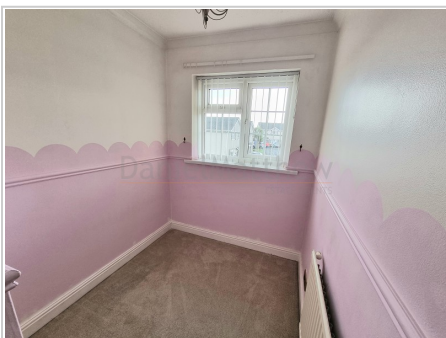
Bedroom One (13' 05" x 8' 06") or (4.09m x 2.59m)

UPVC double glazed window to front aspect, range of fitted storage, plain walls, textured ceiling, carpet flooring and radiator.



Bedroom Two (10' 06" x 8' 06") or (3.20m x 2.59m)

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



Bedroom Three (6' 07" x 5' 09") or (2.01m x 1.75m)

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



Bathroom (6' 0" x 5' 09") or (1.83m x 1.75m)



Outside

Front- Hedge front boundary with laid to lawn, drive and access to the garage and rear garden.

Rear- Fence boundary, deck area and laid to lawn.

Garage- Up and over door, half has been converted with plaster board walls, inset spot lights and door with side UPVC double glazed window.

Services

Mains electricity, mains gas, mains water, mains drainage

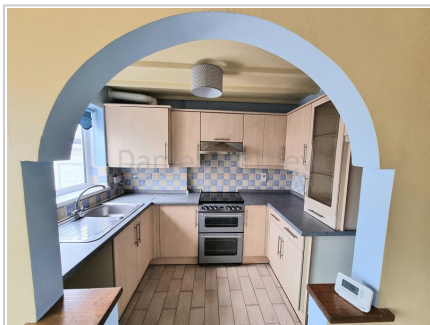
EPC Rating: C74

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C





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.