

15 St Thomas Close
Brackla
Bridgend
Bridgend County
CF31 2BW

£199,950



- Three Bedroom End Link Property
- Spacious Lounge To The Front
- Kitchen / Dining Room
- Bathroom With Shower
- Cul-De-Sac Location
- Two Parking Spaces
- Generous Private Rear Garden
- Ideal First Time Buy Or Investment Property
- Presented to a High Standard



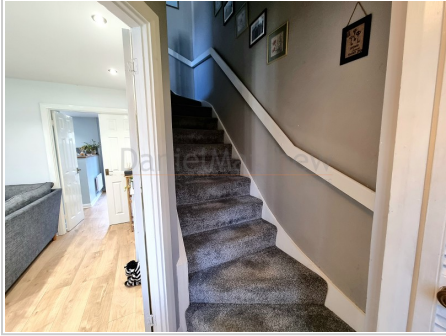
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Viewing Instructions: Strictly By Appointment Only

General Description

EXCELLENT LOCATION PRESENTED TO A HIGH STANDARD Daniel Matthew are pleased to offer for sale this three bedroom end link 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 front garden is open plan and the rear garden is nicely laid out and private with gate leading to two parking spaces. Early viewing is highly recommend on this property. Call 01656 750764 to arrange an appointment.

Accommodation



Entrance Hallway

Enter via front door into hallway which has skimmed walls and ceiling and laminate flooring. Radiator. Carpeted staircase to first floor. Porthole window to lounge. Door leading to lounge.



Lounge (13' 6" x 12' 3") or (4.12m x 3.73m)

Situated to the front of the property and nicely presented with UPVC double glazed window. Skimmed walls and ceiling with down lights. Laminate flooring. Radiator.



Dining Room (11' 3" x 7' 2") or (3.44m x 2.18m)

The dining area had ample room for a six seater table and chairs. Skimmed ceiling with down lights. Laminate flooring. Radiator. Door leading to under stairs storage cupboard. French doors out onto rear garden.



Kitchen (10' 7" x 8' 5") or (3.23m x 2.56m)

A fully fitted kitchen which includes a range of wall and base units to include inset draws and coordinating work surfaces. Tiling to splash back areas. Integrated electric oven with gas hob and extractor over. Stainless steel sink with mixer taps. Plumbing for washing machine and space for dishwasher and fridge freezer. Tiled flooring. Skimmed ceiling with down lights. UPVC double glazed window to rear. Opening into dining area.



Landing

Skimmed walls and ceiling with access to loft which is part boarded and has a light. Fitted carpets. Doors of to all first floor rooms and cupboard.



Bedroom One (15' 3" x 8' 7") or (4.65m x 2.61m)

Situated to the front of the property with two UPVC double glazed windows. Skimmed walls and ceiling with down lights. Radiator. Laminated flooring.



Bedroom Two (9' 4" x 8' 11") or (2.84m x 2.73m)

Situated to the rear of the property with UPVC double glazed window over looking the garden. Skimmed walls and artex ceiling. Radiator. Laminated flooring.



Bedroom Three (10' 8" x 5' 11") or (3.24m x 1.81m)

Situated to the rear of the property with UPVC double glazed window over looking the garden. Skimmed walls and artex ceiling. Spot lights. Radiator. Laminated flooring.



Bathroom (6' 2" x 6' 2") or (1.89m x 1.88m)

A modern high specification three piece suite in white which includes a panelled bath with shower and screen, sink with vanity cupboard and WC. Tiling to splash back areas. Skimmed ceiling with down lights. Tiled floor. Radiator. Obscure UPVC double glazed window.



Garden

A private well proportioned enclosed rear garden presented to a high standard. A large decked area with a graveled path leading to rear gate. The rest of the garden is laid to lawn.

The front is open plan and has two parking spaces to the side.

Services

Mains electricity, mains water, mains gas, mains drainage

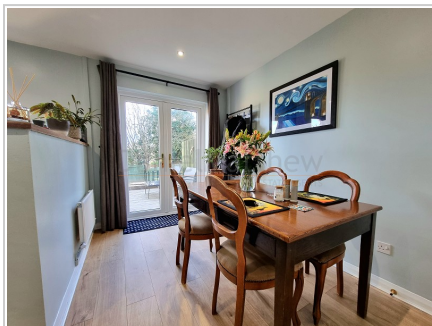
EPC Rating: D63

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.