

49 Nant-y-ffynnon  
Brackla  
Bridgend County  
CF31 2HT

£169,995



- Three Bedroom Semi with garage
- Lounge/diner
- Kitchen/Breakfast room
- Integral Garage
- Three Bedrooms
- Family Bathroom
- Drive and Rear Garden
- NO CHAIN
- Ideal first time buy
- Call on 01656750764 to arrange an appointment

**Ref: PRA10519**

Viewing Instructions: Strictly By Appointment Only



## General Description

\*\*\*NO ONGOING CHAIN\*\*\* Daniel Matthew Estate Agents are pleased to offer for sale this three bedroom end terraced property located in Brackla. Situated within walking distance to local amenities, schools, bus routes and easy access to transport links and M4 corridor. Comprising entrance hall, kitchen in a good condition and lounge/diner. To the first floor three bedrooms and bathroom with bathroom in need of updated. The property benefits from garage (potential to convert as many have in the street) plus a driveway to front and enclosed garden to the rear of the property. Viewing recommended. Call 01656 750764 today to arrange an appointment.

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## Accommodation

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### Hallway

Enter via side UPVC door into hallway, textured ceiling, papered walls, carpet flooring, access to first floor and ground floor rooms.



### Lounge/Diner (16' 02" x 12' 0") or (4.93m x 3.66m)

UPVC door and window to rear aspect, spacious lounge with room for a table as well as lounge furniture, textured ceiling, papered walls, electric fire and surround, carpet flooring and radiator.



### Kitchen/ Breakfast Room (11' 05" x 16' 02") or (3.48m x 4.93m)

UPVC double glazed window over looking the driveway. A fitted kitchen which includes a range of walls and base units to include inset draws with coordinating work surfaces, tiling to splash back areas and plain walls, Stainless steel sink with drainer and mixer taps. Plumbing for automatic washing machine, integrated gas cooker and electric oven with extractor over, integrated fridge, textured ceiling and laminate flooring, radiator and storage cupboard.



### Landing

Landing with attic hatch, textured ceiling, plain walls, carpet flooring, storage cupboard and access to first floor rooms.

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### Bedroom One (12' 04" x 11' 11") or (3.76m x 3.63m)

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

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### Bedroom Two (11' 05" x 11' 01") or (3.48m x 3.38m)

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

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### Bedroom Three (9' 06" x 6' 05") or (2.90m x 1.96m)

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

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### Bathroom

Bathroom in need of modernising and has a UPVC double glazed window to rear aspect, tiled walls, three piece suite comprising panel bath with shower over, low level WC, pedestal wash hand basin, radiator and vinyl flooring.

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### Garage

Integral garage with power and light with up and over door.

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### Outside

Front- Drive parking with laid to lawn and side gate access to the property.

Rear- Wall and fence boundary with laid to lawn and patio to the rear with mature shrubs.

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## Services

Mains electricity, mains water, mains gas, mains drainage

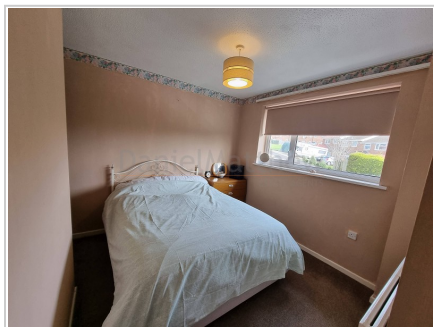
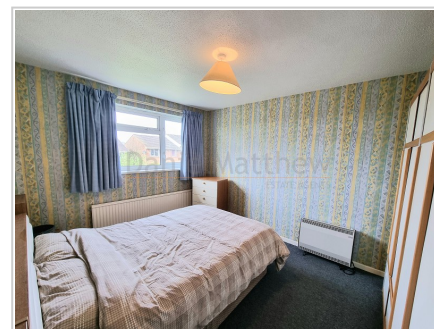
EPC Rating: D58

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band B





*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.*