

10 Fair oak Chase  
Brackla  
Bridgend County  
CF31 2PH

£115,000



- One Bedroom End Terrace
- Lounge
- Kitchen
- Bathroom
- Off Road Parking
- Garden To Side
- No Onward Chain
- Ideal Investment Property
- Close To Amenities

Ref: PRA10524

Viewing Instructions: Strictly By Appointment Only



## General Description

\* Ideal Investment Property \* Daniel Matthew are pleased to offer for sale this one bedroom end terrace. Comprising porch, lounge, kitchen. To the first floor one double bedroom and bathroom. Further benefits off road parking, and side garden. Offered with no onward chain, call our team to arrange an appointment 01656 750764. This property would make for an ideally investment property or first home.

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## Accommodation

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### Entrance Porch

Enter via UPVC double glazed door to porch, door leading to lounge.

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### Lounge (11' 05" x 12' 09") or (3.48m x 3.89m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, laminate flooring, radiator, stairs to first floor, heater with surround, arch to kitchen

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### Kitchen (11' 04" x 8' 04") or (3.45m x 2.54m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls with tiled splashback. Matching wall and base units, stainless sink/drainage, space for fridge/freezer, integrated hob and oven, door to rear porch. UPVC double glazed door.

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### Landing

Textured ceiling, access to loft, plain walls, carpet flooring, doors leading to first floor rooms.

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### Bedroom One (11' 04" Max x 9' 07") or (3.45m Max x 2.92m)

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

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## Bathroom (8' 05" x 5' 03") or (2.57m x 1.60m)

UPVC double glazed obscured window to rear aspect, textured ceiling, plain walls with tiled splashback, inset low level WC and wash hand basin, panelled bath with shower over, tiled flooring, airing cupboards housing boiler.



## Outside

Front - Mature shrubs and trees, path leading to property.

Side - Fenced boundaries, matured trees, patio area.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D62

## Tenure

We are informed that the tenure is Freehold

## Council Tax

## Band A





*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.*