

49 Easterly Close  
Brackla  
Bridgend  
Bridgend County  
CF31 2NA

£219,950



- Three Bedroom Semi Detached
- Open Plan Lounge/Diner
- Fitted Kitchen
- Three Bedrooms
- Family Bathroom
- Garage & Driveway
- No Ongoing Chain
- Close To Local Amenities, Schools & M4 Corridor.
- Private Spacious Flat Garden
- Cul De Sac Location

Ref: PRA10532

Viewing Instructions: Strictly By Appointment Only

## General Description

\*\*\*OFFERED WITH NO ONGOING CHAIN\*\*\* Daniel Matthew are pleased to offer for sale this three bedroom semi detached 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, L shaped lounge/ dining area and fitted kitchen to the ground floor. To the first floor are three bedrooms and family bathroom. The outside of the property has a driveway to the side and garage. The front garden is open plan and the rear is enclosed flat and private with access via a personnel door into garage. Early viewing is recommend to appreciate the location of this property. Call 01656 750764 to arrange an appointment.

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## Accommodation

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### Entrance

Enter via UPVC double glazed door into entrance, plain walls, textured ceiling and laminate flooring.

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### Lounge (15' 0" x 14' 8") or (4.57m x 4.48m)

UPVC double glazed window to front aspect with radiator under, plain and papered walls, textured ceiling with coving, open plan staircase to first floor, laminate flooring. Second radiator. Opening into dining area.

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### Dining Room Area (9' 9" x 7' 8") or (2.96m x 2.34m)

Dining area leads from lounge and has plain walls, textured ceiling with coving, radiator and laminate flooring. Sliding patio doors into conservatory. Sliding door into kitchen.

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### Kitchen (8' 10" x 6' 7") or (2.68m x 2.0m)

UPVC double glazed window to rear aspect, fitted kitchen in a range of gloss wall and base units with complimentary worktops, stainless steel sink and mixer tap, space for cooker with canopy extractor over, space for washing machine and fridge freezer, plain walls, tiling to splash back areas. Textured ceiling with spot lights and vinyl flooring.

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## Conservatory

In need of upgrading or removing.

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## Landing

Fitted carpets to staircase leading to landing. Plain walls, textured ceiling, carpets, access to loft. Doors to all first floor rooms.

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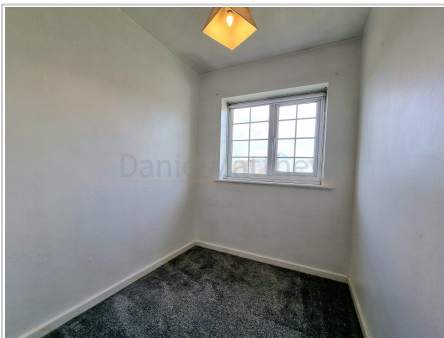
### Bedroom One (13' 2" x 8' 6") or (4.02m x 2.58m)

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



### Bedroom Two (10' 8" x 8' 6") or (3.26m x 2.58m)

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



### Bedroom Three (10' 2" x 5' 11") or (3.10m x 1.81m)

UPVC double glazed window to front aspect, plain walls, textured ceiling, radiator and carpet flooring. Over stairs build in cupboard.



### Bathroom (6' 2" x 5' 11") or (1.88m x 1.80m)

UPVC obscure double glazed window to rear, three piece suite in white with panel bath with shower over, wash hand basin with vanity cupboard and WC. Tiling to floors and walls, textured ceiling and radiator.



### Garden

Front- Open plan and laid to lawn, mature shrubs, driveway and garage.

Rear- Private and enclosed with fence boundary with large patio area and laid to lawn. Personnel door giving access into the garage from the garden.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C69

## Tenure

We are informed that the tenure is Freehold

Length of lease: .

## Ground Rent

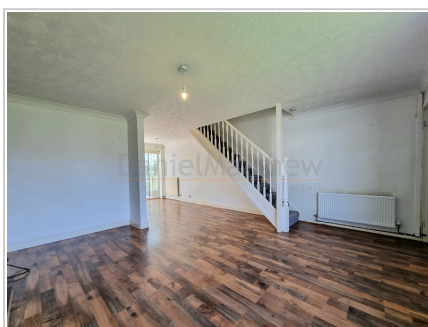
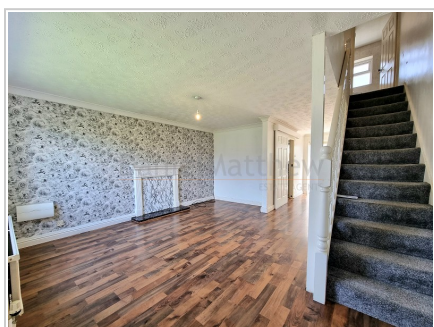
## Service Charge

## Council Tax

Band C

Deposit: £0.00

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*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.*