

18 Caer Newydd
Brackla
Bridgend County
CF31 2JZ

£165,000



- Nicely Presented Two Bedroom End Terraced
- Modern Kitchen & Bathroom
- Two Parking Spaces
- Cul-De-Sac Location
- Close To Local Amenities, Schools & M4
- Private Rear Garden
- Ideal First Time Or Investment Buy



Ref: PRA10536

Viewing Instructions: Strictly By Appointment Only

General Description

IDEAL FIRST TIME BUYER OR INVESTMENT BUY Daniel Matthew Estate Agents are pleased to offer for sale this well presented property in a popular area of Brackla. This two bedroom end terrace property benefits from two parking spaces, nicely fitted bathroom and kitchen. Comprises of an entrance hall, kitchen, lounge, to the first floor two bedrooms with fitted wardrobes, modern bathroom. Good size private rear garden. Close to local amenities, shops, schools and motorway links. Viewing highly recommended. Call 01656 750764 today to arrange an appointment.

Accommodation

Entrance Hallway

Enter via UPVC double glazed front door into hallway. Skimmed ceiling and walls. Fitted carpets. Radiator. Under stairs storage cupboard. Carpeted staircase off to first floor.



Kitchen (9' 9" x 6' 2") or (2.96m x 1.87m)

UPVC double glazed window to front elevation. Modern fitted kitchen which comprises of a range of wall and base units, to include inset draws, display cabinets and wine rack with coordinating work surface, stainless steel one and a half bowl sink with mixer taps. Tiling to splash back areas. Integrated low level fridge and freezer. Electrolux electric oven with separate gas hob and canopy extractor over. Space and plumbing for automatic washing machine. Skimmed ceiling with spot lights and ceramic tiled flooring.



Lounge (12' 8" x 12' 5") or (3.85m x 3.78m)

Situated to the rear of the property with UPVC French doors out onto the garden. Plain walls and ceiling. Fitted carpets. Wall mounted gas fire.



Landing

Skimmed ceiling and walls. Fitted carpets. Cupboard. Access to loft. Doors to first floor rooms.



Bedroom One (11' 1" x 9' 4") or (3.38m x 2.85m)

UPVC double glazed window to front elevation with radiator under. Skimmed walls and ceiling. Build in wardrobes. Fitted carpets.



Bedroom Two (8' 2" x 7' 10") or (2.50m x 2.38m)

UPVC double glazed window to rear elevation with radiator under. Skimmed walls and ceiling. Build in cupboard. Laminate flooring.



Bathroom (8' 1" x 5' 8") or (2.47m x 1.72m)

A modern high specification white bathroom suite which includes WC, pedestal wash hand basin and P shaped bath with shower and screen. Tiling to splash back areas. Heated towel rail. Extractor. Cushion flooring. Obscure UPVC double glazed window to rear elevation.



Garden

A private rear garden which has been tastefully landscaped and includes a range of mature shrubs and bushes. Turfed lawn and decorative stone pathway. Garden shed to the side which has electric and decked area. Access via gate to the front.

The front garden is open plan and paved with path to front door, access via the side to the rear garden. Two parking spaces.

Services

Mains water, mains electricity, mains gas, mains drainage

EPC Rating: C70

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.