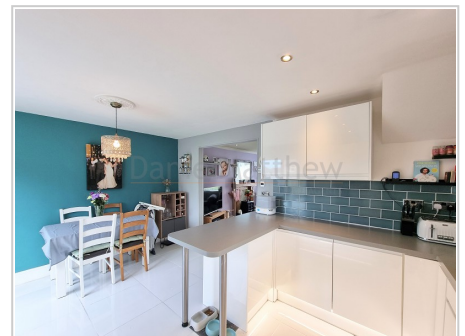


56 The Spinney
Brackla
Bridgend
CF31 2JE

Offers Over £215,000



- Three Bedroom Semi Detached
- Lounge
- Recently modernised Kitchen/Diner
- Three Bedrooms
- Shower Room
- Drive and Enclosed Garden
- Garage is converted into two parts
- Must To View
- Close to local amenities and M4 access



Ref: PRA10613

Viewing Instructions: Strictly By Appointment Only

General Description

* Three Bedroom Semi Detached * Daniel Matthew are pleased to offer for sale this semi detached property situated on the popular estate of Brackla. Comprising hallway, lounge and newly renovated Kitchen/Diner . To the first floor three bedrooms and family shower room Further benefits off road parking and garage conversion (split room with two purposes). This is a delightful property in a immaculate condition and a must to view. Call our team to arrange a viewing 01656 750764.

Accommodation



Entrance Hallway

Enter via UPVC door into hallway, double doors open to the lounge, plain walls, textured ceiling, vinyl flooring, radiator and access staircase to first floor.



Lounge (13' 03" x 12' 04") or (4.04m x 3.76m)

UPVC double glazed window to front aspect, plain walls, textured ceiling, laminate flooring, understates storage cupboard and arch to the kitchen/Diner.



Kitchen/ Diner (14' 05" x 10' 11") or (4.39m x 3.33m)

New Kitchen with a UPVC double glazed window to side aspect and Patio doors to the rear opening out to the garden.

Range of wall and base bunts in a beautiful white high gloss, electric hob with extractor over, electric oven, integrated fridge freezer, wall mounted combi boiler, plain walls, tile splashback, textured ceiling, radiator and tile flooring.



Landing

UPVC double glazed window to side aspect, plain walls, textured ceiling, attic hatch, carpet flooring and access to first floor rooms.



Bedroom One (15' 04" x 8' 10") or (4.67m x 2.69m)

UPVC double glazed window to front aspect, plain walls, textured ceiling, radiator and fitted storage to side and over head of the bed.



Bedroom Two (9' 02" x 9' 03") or (2.79m x 2.82m)

UPVC double glazed window to rear aspect, plain walls, textured ceiling, radiator and storage cupboard.



Bedroom Three (9' 07" x 6' 05") or (2.92m x 1.96m)

UPVC double glazed window to front aspect, plain walls, textured ceiling, radiator and bulk head storage cupboard.



Shower Room

UPVC double glazed window to rear aspect, plain wall and tile walls, tile flooring, textured ceiling, radiator, three piece suite comprising double shower enclosure and vanity unit with built in WC and wash hand basin.



Outside

Front- Drive for multiple vehicles and laid to lawn with gate side access.

Rear- Fence boundary with Side storage and access with laid to patio and laid to lawn and access to the converted garage.

Garage

Garage- Front has a UPVC double glazed door and is being used as a useful utility space which has power. The other part has side UPVC doors with potential to be an office/Gym or Summer Room.

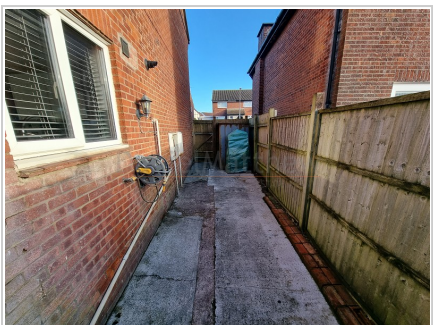
Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D64

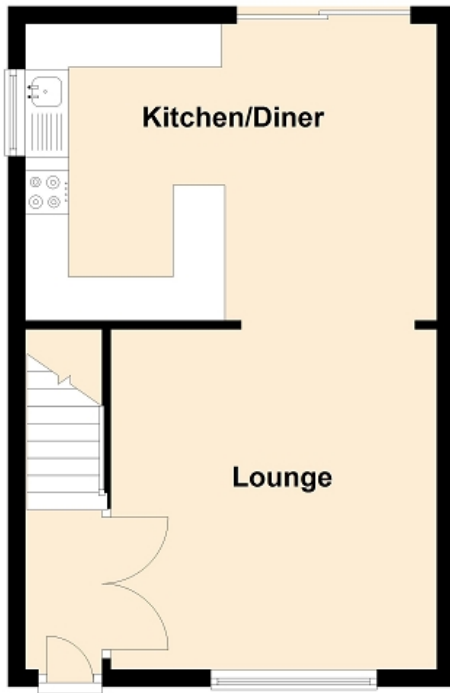
Tenure

We are informed that the tenure is Freehold



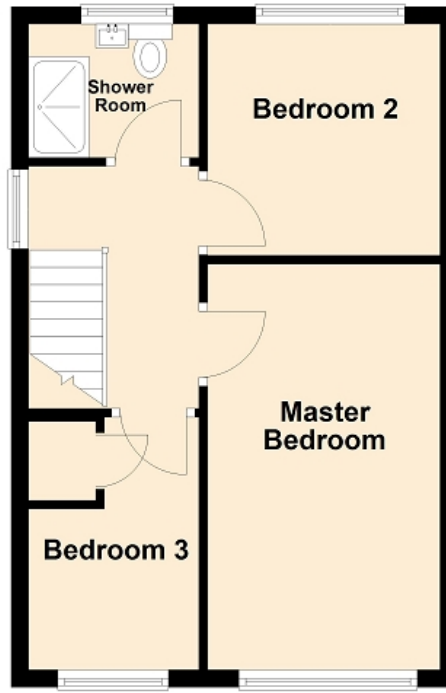
Ground Floor

Approx. 34.5 sq. metres (371.4 sq. feet)



First Floor

Approx. 35.2 sq. metres (379.2 sq. feet)



Total area: approx. 69.7 sq. metres (750.6 sq. feet)

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.