

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

£165,000



- Three Bedroom Terraced Property
- Spacious Lounge / Diner
- Fitted Kitchen
- Family Bathroom
- Driveway To Garage
- Garden Room
- Enclosed Low Maintenance Rear Garden
- Walking Distance To Amenities & School
- Ideal For First Time Buyer



Ref: PRA10822

Viewing Instructions: Strictly By Appointment Only

## General Description

**\*\*\*IDEAL FIRST TIME BUYER PURCHASE\*\*\*** Daniel Matthew Estate Agents are pleased to offer for sale this three bedroom mid 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 into the kitchen with inner hall leading to lounge/dining room. To the first floor there are three bedrooms and bathroom. The property benefits from a driveway leading to a garage (potential to convert as many have in the street) enclosed low maintenance rear garden with garden room. Viewing recommended. Call 01656 750764 to arrange an appointment to view.

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## Accommodation

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### Kitchen (12' 1" x 8' 2") or (3.68m x 2.49m)

A fully fitted kitchen which has a range of wall and base units to include inset drawers, stainless steel sink with drainer and coordinating work surfaces, situated to the front of the property. Integrated oven and hob and spaces for appliances with plumbing for washing machine. Artexed ceiling and tiled floor. UPVC window and door to the front.

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### Inner Hallway

Opening from the kitchen into the inner hallway. Radiator. Carpeted staircase to first floor. Door leading to lounge.

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### Lounge (16' 0" x 12' 1") or (4.87m x 3.69m)

A spacious room situated to the rear of the property with UPVC double glazed window overlooking the garden and door to the rear. Artexed and coved ceiling with fitted carpets. Radiator.

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### Bedroom One (12' 6" x 9' 3") or (3.80m x 2.83m)

Situated to the rear of the property with UPVC double glazed window over looking the rear garden. Radiator. Artexed ceiling and skimmed walls. Fitted carpets.

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### Bedroom Two (11' 6" x 8' 11") or (3.50m x 2.73m)

Situated to the front of the property with UPVC double glazed window with radiator under. Artexed ceiling and skimmed walls. Fitted carpets.



### Bedroom Three (9' 7" x 6' 6") or (2.93m x 1.97m)

Situated to the rear with UPVC double glazed window with radiator under. Artexed ceiling and fitted carpets.



### Bathroom (6' 8" x 5' 7") or (2.04m x 1.69m)

Situated to the front of the property with obscure UPVC double glazed window. Three piece suite in white with tiling to splash back areas. Radiator.



### Garden

A nicely laid out low maintenance rear garden fully enclosed. Patio area with decorative stones. Door leading to a garden room.



### Garden room

UPVC window to front and side. Door leading to garden. Wood tongue and groove walls. A nice space for relaxing or could be used as an office for working from home.

## Services

Mains electricity, mains water, mains gas, mains drainage

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band B

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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.*