

1a The Spinney
Brackla
Bridgend
Bridgend County
CF31 2JD

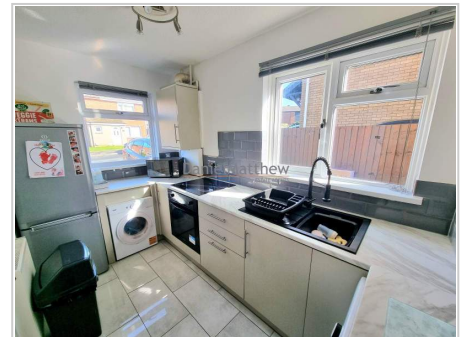
£175,000



- SEMI DETACHED
- TWO DOUBLE BEDROOMS
- LARGE REAR GARDEN AND SIDE GARDEN
- LOUNGE/DINER
- KITCHEN
- OFF ROAD PARKING
- CLOSE TO M4 CORRIDOR, AND GREAT PUBLIC TRANSPORT ROUTES
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- VIEWING'S ARE HIGHLY RECOMMENDED, PLEASE CALL 01656 750764

Ref: PRA10852

Viewing Instructions: Strictly By Appointment Only



General Description

**** NO ONGOING CHAIN, IDEAL FOR FIRST TIME BUYERS**** Daniel Matthew Estate Agents are pleased to offer for sale this two bedroom semi detached property located in the popular location of Brackla. Property comprises to the ground floor, hallway, kitchen and lounge/diner. To the first floor two double bedrooms and family bathroom. The property benefits from two parking spaces, front, rear and side garden. Within walking distance to local playing fields, amenities, transport links and great school catchment. Property is offered with NO ONGOING CHAIN, Viewing's are highly recommended. Call today to arrange an appointment on 01656 750764

Accommodation



Hallway

Enter via UPVC double glazed door leading into welcoming hallway, UPVC double glazed window to front aspect, textured ceiling with coving, plain walls, wood effect laminate flooring, staircase leading to first floor, under stairs storage, doors leading into;-



Kitchen (11' 01" x 5' 11") or (3.38m x 1.80m)

Two UPVC double glazed windows to side and front aspect, textured ceiling, plain walls, tiled splashback, tiled flooring, A range of matching wall and base units with marble effect composite units, composite sink with drainer and mixer tap, electric oven with four ring electric hob, wall mounted combination boiler, space for fridge/freezer and tumble dryer, plumbing for washing machine, radiator.



Lounge/Diner (11' 10" x 13' 08") or (3.61m x 4.17m)

UPVC double glazed door leading to enclosed large rear garden, UPVC double glazed window to rear aspect, plain ceiling with coving, plain walls, wood effect laminate flooring, radiator.



Landing

Plain ceiling, plain walls, fitted carpet, loft access, doors leading into;-



Bedroom One (11' 10" x 8' 11") or (3.61m x 2.72m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, fitted carpet, radiator.



Bedroom Two (9' 03" x 8' 08") or (2.82m x 2.64m)

Two UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, radiator, built in storage.



Bathroom (6' 2" x 5' 8") or (1.88m x 1.73m)

UPVC double glazed obscured window to side aspect, plain ceiling, tiled walls, tiled flooring, three piece white suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap, radiator.



Outside

Front Garden - Front garden comprises of drive, decorative stone with pathway leading to front door, side gate leading to rear garden.

Rear Garden - Patio area and laid to lawn, Fenced Boundary .

Services

Mains electricity, mains water, mains gas, mains drainage

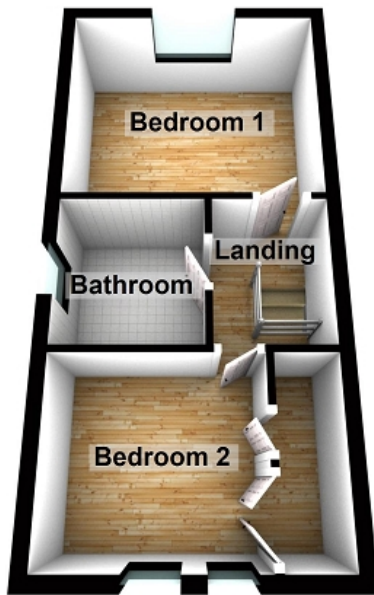
EPC Rating: C70

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.