

80 The Woodlands
Brackla
Bridgend
CF31 2JG

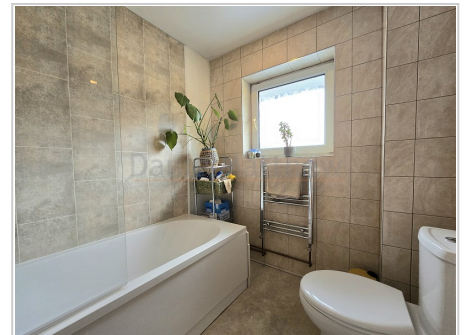
£210,000



- Three Bedroom Semi Detached Property
- Open Plan Lounge
- Newly Fitted Kitchen
- Conservatory
- Upgraded Bathroom
- New Combination boiler
- Garage With Parking Space
- Spacious Private Rear Garden
- Private Location
- Easy Access To M4

Ref: PRA10875

Viewing Instructions: Strictly By Appointment Only



General Description

*****PRIVATE QUIET LOCATION***** Daniel Matthew Estate Agents are pleased to offer for sale this three bedroom semi detached 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 porch into an open plan lounge, kitchen and conservatory. To the first floor there are three bedrooms and bathroom. The property benefits from upgrades throughout which include a fitted kitchen, combination boiler and solid conservatory roof. The garage is situated to the rear and also has a parking space. The garden is spacious and private with a shed to remain. The property is tucked away in a private location and has a lovely outlook onto a public open space. Viewing is recommended. Call 01656 750764 to arrange an appointment.

Accommodation



Entrance Porch

Enter via UPVC front door into porch area. Skimmed walls and ceiling. Laminate flooring. UPVC window to the side. Opening into lounge.



Lounge (15' 0" x 14' 0") or (4.58m x 4.26m)

Situated to the front of the property with UPVC double glazed window, radiator under and blinds to remain with pleasant views over the public open space. Skimmed walls and ceiling. Laminate flooring. Open plan staircase leading to first floor. Door leading to kitchen.



Kitchen (15' 1" x 9' 6") or (4.59m x 2.89m)

A beautiful modern fairly new fully fitted kitchen which comprises of a range of wall and base units to include inset draws and coordinating work surfaces with sink, drainer and mixer taps. Integrated electric oven and hob with splash back and canopy extractor. Integrated dishwasher. Plumbing for automatic washing machine and space for tall fridge freezer. Skimmed ceiling with down lights. Laminate flooring. UPVC double glazed window to rear. Cupboard housing combination boiler. Space for table and chairs. Sliding doors into conservatory.



Conservatory (13' 8" x 10' 5") or (4.16m x 3.17m)

A lovely addition to this property which has recently had an upgraded solid roof with two skylight windows. Victorian style with dwarf walls, patio doors to rear, radiator, vinyl flooring and power points.

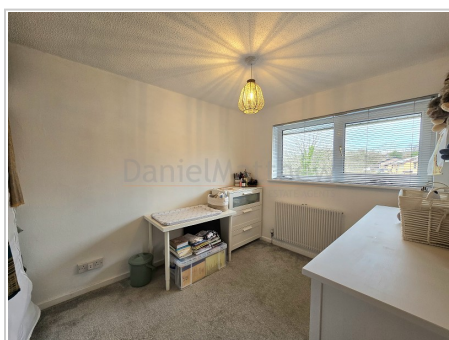
Landing

Staircase to landing area which has fitted carpets and skimmed walls and ceiling with access to loft. Doors to first floor rooms.



Bedroom One (12' 5" x 8' 3") or (3.78m x 2.52m)

To the front of the property there is a UPVC double glazed window with radiator under and pleasant outlook. Skimmed walls and artexed ceiling. Fitted carpets.



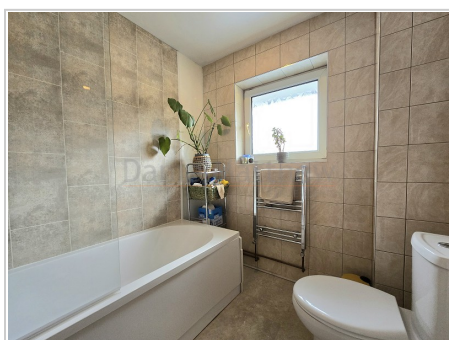
Bedroom Two (11' 2" x 8' 4") or (3.41m x 2.54m)

To the rear of the property there is a UPVC double glazed window with radiator under and pleasant outlook over the rear garden. Skimmed walls and artexed ceiling. Fitted carpets.



Bedroom Three (8' 1" x 6' 4") or (2.46m x 1.94m)

To the front of the property there is a UPVC double glazed window with radiator under and pleasant outlook. Skimmed walls and artexed ceiling. Fitted carpets.



Bathroom (8' 11" x 6' 4") or (2.72m x 1.94m)

Three piece suite in white which includes a WC., pedestal wash hand basin and bath with screen and over bath double shower. Tiled walls and flooring. Chrome heated towel rail. UPVC obscure double glazed window to rear.



Garden

A spacious private rear garden mainly laid to lawn with patio area and wide side path to front of the property. Garden shed to remain. Gate access to garage.

The front is open plan and laid to gravel and a path to front door and side of the property giving access to rear garden.



Garage

Parking space leading to a garage with up and over door. Gate access to rear garden.



View

The front of the property benefits from a pathway leading to a private area of the development with grassed public open space.

Services

Mains electricity, mains water, mains gas, mains drainage

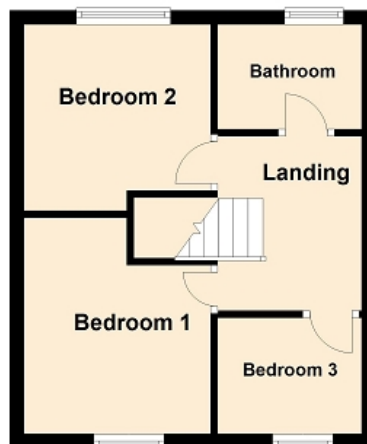
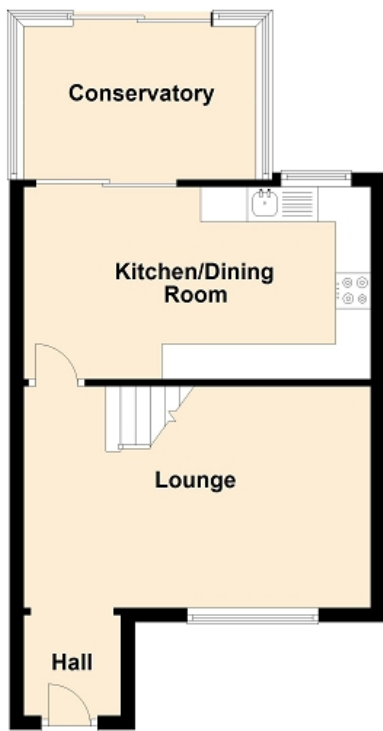
EPC Rating: D66

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.