

53 Nant-y-ffynnon  
Brackla  
Bridgend  
CF31 2HT

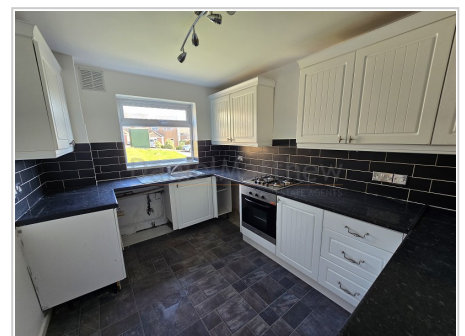
£189,950



- End Of Terrace Property
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Family Bathroom
- NO CHAIN
- Ideal For First Time Buyers
- Walking Distance To Amenities & School
- Front & Rear Garden
- Call Today To Arrange A Viewing On 01656 750764

**Ref: PRA10893**

Viewing Instructions: Strictly By Appointment Only



## General Description

**\*\* IDEAL FOR FIRST TIME BUYERS, NO ONGOING CHAIN \*\*** Daniel Matthew Estate Agents are pleased to offer for sale this immaculate three bedroom end of terrace property situated in the sought after area of Brackla. Property comprises to the ground floor, hallway, two reception rooms, kitchen and conservatory. To the first floor three bedrooms and family bathroom. Further benefits are front and rear garden, driveway, close to great school catchment, local amenities including shops, takeaways, GP surgery, Easy access to M4 corridor. Property is being Sold with no chain and is in immaculate condition. Viewing's are highly recommended, please contact a member of our team on 01656 750764.

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## Accommodation

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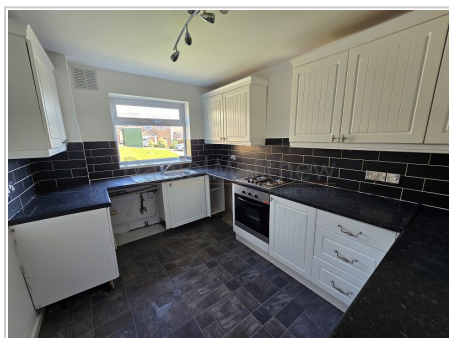
### Hallway

Enter via UPVC double glazed obscured door into hallway, textured ceiling, plain walls, laminate flooring, radiator, staircase leading to first floor, doors leading into;-



### Lounge/Diner (16' 3" x 12' 1") or (4.95m x 3.68m)

UPVC double glazed window to rear aspect, UPVC double glazed obscured door leading to conservatory, textured ceiling, plain walls, laminate flooring, radiator.



### Kitchen (16' 2" x 12' 0") or (4.93m x 3.66m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, tiled splashback, laminate flooring, a range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob, space for fridge/freezer, extractor fan, tumble dryer, plumbing for reception room, understairs storage.



### Reception Room Two (15' 1" x 8' 2") or (4.61m x 2.49m)

Originally the garage, UPVC double glazed window to front aspect, plain ceiling, plain walls, laminate flooring, radiator, wall mounted combination boiler and consumer unit, gas metre and electric meter.





### Conservatory (15' 9" x 8' 2") or (4.79m x 2.49m)

Plain walls, laminate flooring, French doors leading to rear garden, radiator.

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### Landing

Textured ceiling with loft access, plain walls, newly fitted carpets, radiator, storage cupboard, doors leading into;-

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### Bathroom (6' 8" x 5' 9") or (2.02m x 1.74m)

UPVC double glazed obscured window to front aspect, textured ceiling, tiled walls, laminate flooring, three piece white suite comprising low level WC and floating wash hand basin inset into vanity unit, p-shaped bath with mixer tap and over head mains shower, cast iron radiator.

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### Bedroom One (12' 6" x 9' 7") or (3.80m x 2.91m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls, newly fitted carpet, radiator, built in wardrobes.

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### Bedroom Two (9' 3" x 8' 8") or (2.81m x 2.65m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, newly fitted carpet, radiator, built in wardrobes.

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Bedroom Three (9' 8" x 6' 6") or (2.94m x 1.98m)

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



## Outside

Front - Driveway for two vehicles, laid to lawn, pathway leading to front door.

Rear - Fenced Boundaries, side gate access, patio area, mostly laid to lawn, area to rear garden with artificial grass.

## Services

Mains electricity, mains water, mains gas, mains drainage

## Tenure

We are informed that the tenure is Freehold

## Council Tax

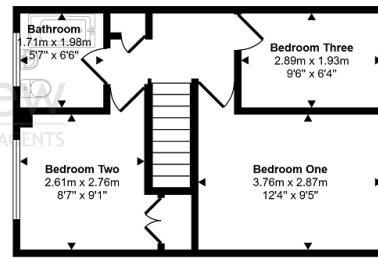
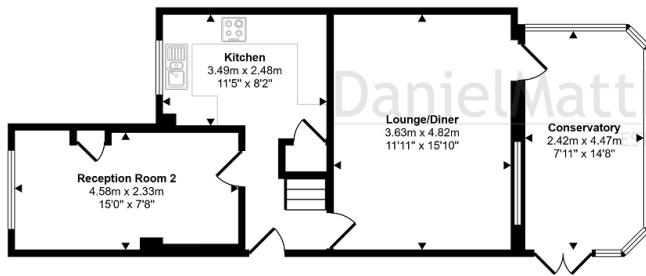
Band B







Approx Gross Internal Area  
91 sq m / 982 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.