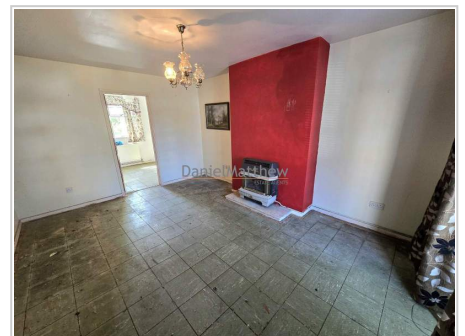
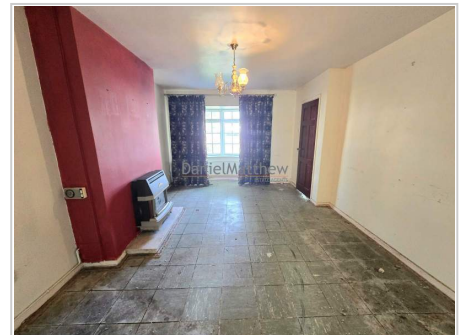


57 Georgian Way
Brackla
Bridgend
CF31 2EY

£150,000



- IN NEED OF RENOVATION
- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- LOUNGE
- DINING ROOM & KITCHEN
- DRIVEWAY AND SINGLE GARAGE
- CORNER PLOT SITUATED IN A QUIET CUL-DE-SAC
- LARGE REAR GARDEN AND FRONT GARDEN
- IDEAL FOR INVESTORS
- CALL TODAY TO VIEW ON 01656 750764

Ref: PRA10937

Viewing Instructions: Strictly By Appointment Only

General Description

* Three Bedroom Semi Detached, IN NEED TO RENOVATION * Daniel Matthew Estate Agents are pleased to offer for sale this three bedroom semi detached situated on the popular estate of Brackla. This properties is nested in a cul-de-sac and is tucked away on a corner plot offering a large side and rear garden. Property comprises to the ground floor, hallway, lounge, dining room and kitchen. To the first floor three bedrooms and bathroom. Further benefits off road parking, single garage, garden to front and rear. With good transport links and easy access to amenities and walking distance to Bridgend town centre, a great buy for investors. Call today to arrange a viewing on 01656 750764.

Accommodation



Hallway

Enter via UPVC double glazed obscured door leading into hallway, plain ceiling, papered walls, fitted carpet, staircase leading to first floor, consumer unit, door leading into;-



Lounge (14' 06" x 11' 05") or (4.42m x 3.48m)

Wooden bay window to front aspect, plain ceiling, plain walls, tiled flooring, gas fire (not in working order) with back boiler, radiator, door leading into;-



Dining Room (8' 06" x 6' 09") or (2.59m x 2.06m)

Aluminium window to rear aspect, plain ceiling, plain walls, tiled flooring, radiator, archway leading into Kitchen



Kitchen (8' 05" x 6' 04") or (2.57m x 1.93m)

Aluminium window to rear aspect, UPVC obscured door leading to garden, plain ceiling, plain walls, tiled flooring, tiled splashback, a range of matching wall and base units, with work surfaces, composite sink with drainer and mixer tap, space for cooker, plumbing for washing machine, understairs storage, radiator



Landing

Wooden window to side aspect, plain ceiling, papered walls, fitted carpet, doors leading into;-

Bathroom

Wooden obscured window to side aspect, plain ceiling, plain walls, tiled walls, low level WC, pedestal wash hand basin, panelled bath with mixer tap and electric shower, none which is working use



Bedroom One (12'09" x 7'08") or (3.886m x 2.337m)

Wooden window to front aspect, plain ceiling, plain walls, original wooden floorboards, radiator, storage cupboard housing water tank.



Bedroom Two (10'04" x 8'03") or (3.15m x 2.515m)

Wooden window to rear aspect, plain ceiling, plain walls, fitted carpet, radiator.



Bedroom Three (9'08" Max x 5'07") or (2.946m Max x 1.702m)

Wooden window to front aspect, plain ceiling, plain walls, fitted carpet, radiator, storage cupboard.

Garden

Front - Driveway to single garage, pathway leading to front door, side gate access to rear garden.

Rear - Large rear garden, overgrown.

Services

Mains electricity, mains water, mains gas, mains drainage

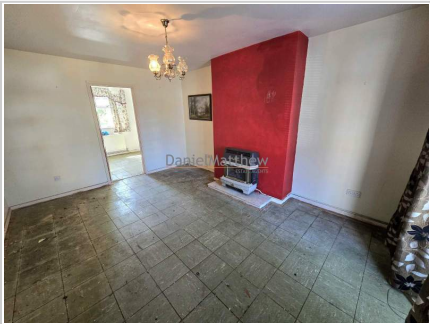
EPC Rating: D

Tenure

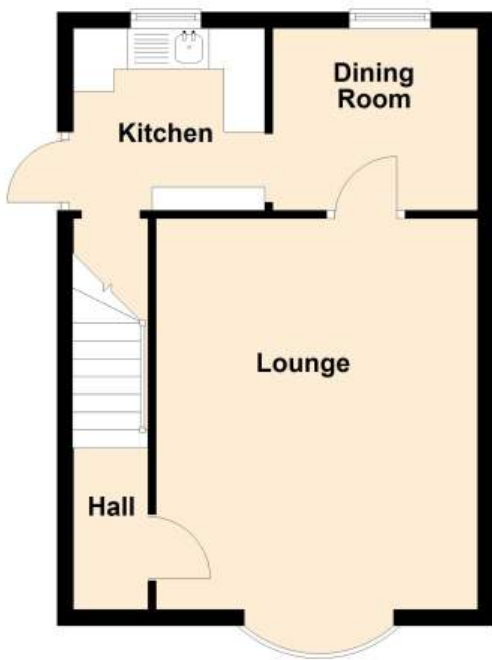
We are informed that the tenure is Freehold

Council Tax

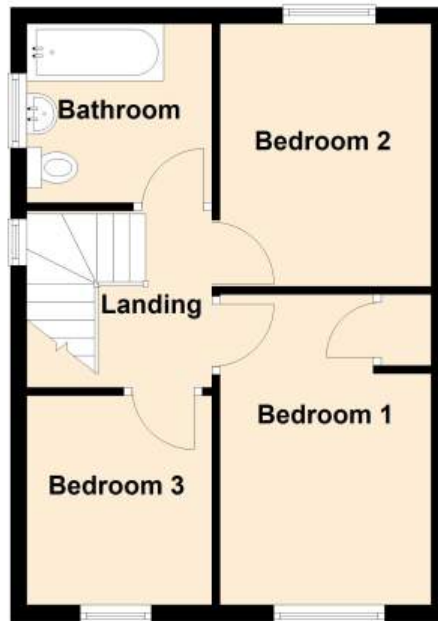
Band C



Ground Floor



First Floor



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.