

13 Hunters Ridge
Brackla
Bridgend
CF31 2LH

Offers In Region Of £240,000



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- OUTDOOR LIVING AREA IDEAL FOR HOSTING
- SPACIOUS KITCHEN/DINER
- RECENTLY FITTED SOLAR PANELS & COMBI BOILER (EPC RATING A)
- DRIVEWAY & GARAGE
- FRONT & REAR GARDEN
- POPULAR AREA OF BRACKLA, CLOSE TO AMENITIES, SCHOOLS AND M4 CORRIDOR
- IDEAL FAMILY HOME
- CALL TODAY TO ARRANGE A VIEWING ON 01656 750764

Ref: PRA10956

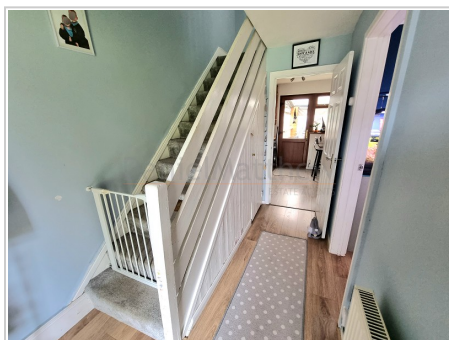
Viewing Instructions: Strictly By Appointment Only



General Description

****THREE BEDROOM SEMI WITH EXTRA OUTDOOR LIVING AREA**** Daniel Matthew Estate Agents are delighted to offer for sale this three bedroom Semi-Detached property in an ideal location of Brackla offered easy access to great school catchment, local amenities and public transport routes. Situated on the popular Hunters Ridge in Brackla. Property comprises to the ground floor, hallway, lounge, Kitchen/dining room leading to outdoor living room offering a great space in all weathers for hosting for family/friends. To the first floor three Bedrooms and a family bathroom. Further benefits are driveway to front of property with a large laid to lawn area, side access leading to a generous garden. Property benefits from recently fitted combination boiler, solar panels and insulation giving the property an EPC rating A. An ideal family home. To arrange a viewing on this well presented property, please contact a member of our team on 01656 750764.

Accommodation



Entrance Hallway

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



Lounge (12' 0" x 11' 0") or (3.67m x 3.36m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, laminate flooring, radiator.



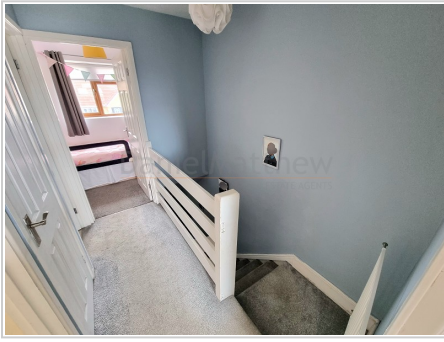
Kitchen / Dining Room (8' 9" x 17' 6") or (2.66m x 5.34m)

UPVC double glazed door, window and French doors leading to an outdoor living area, plain ceiling, plain walls, tiled splashback, laminate flooring, a range of matching wall and base units with complimentary work surfaces, one and a half stainless steel sink with drainer and mixer tap, plumbing for washing machine, integrated fridge/freezer, dishwasher and wine cooler. Electric double oven, four ring electric hob and extractor fan, breakfast bar area.



Outdoor Living Area (15' 0" x 13' 7") or (4.58m x 4.15m)

An incredible outdoor living area which is great for hosting for family/friends, Timber framed with polycarbonate roof, electrics opening into rear garden.



Landing

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



Bathroom (6' 9" x 5' 7") or (2.06m x 1.69m)

UPVC double glazed window to rear aspect, plain ceiling with spot lights, tiled walls, tiled flooring, three piece suite comprising low level WC, pedestal wash hand basin and p-shaped panelled bath with mixer tap and over head mains shower, chrome heated towel rail.



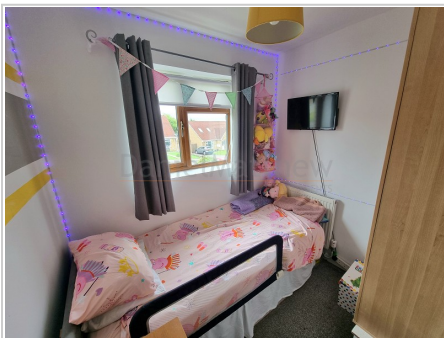
Bedroom One (10' 4" x 8' 7") or (3.15m x 2.62m)

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



Bedroom Two (9' 7" x 9' 5") or (2.91m x 2.87m)

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



Bedroom Three (7' 6" x 6' 6") or (2.29m x 1.98m)

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

Garage

Single garage offering versatile room which is currently used as a playroom for children, can be used as an office or turn back into a garage, area to the back of the garage has hot and cold water taps and area for tumble dryer, currently being used as a utility room.



Outside

Front - Large driveway offering parking for several vehicles, steps leading up to front door, side gate access to rear garden, large laid to lawn area with mature plants/shrubs.

Rear - Brick and fenced boundaries, patio area leading to garage and side gate access to front of property, mostly laid to lawn, mature plants/shrubs.

Services

Mains electricity, mains water, mains gas, mains drainage

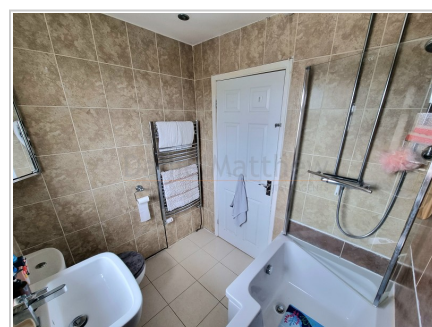
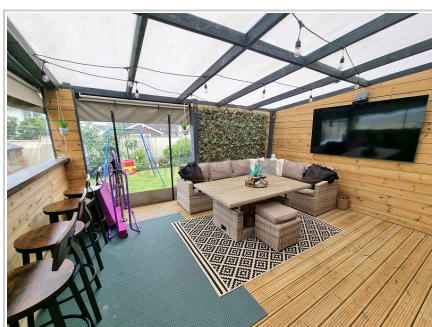
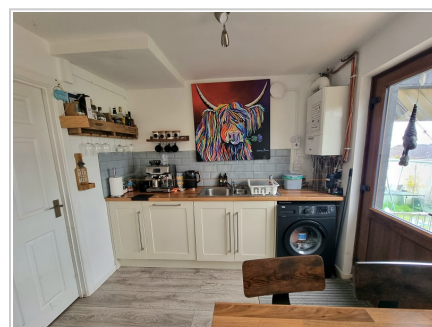
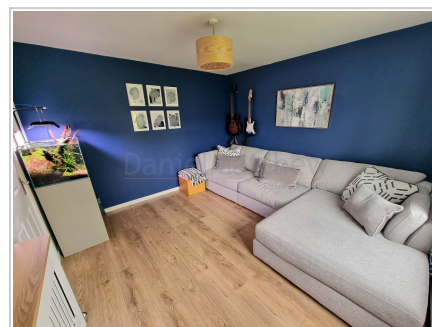
EPC Rating: A96

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C



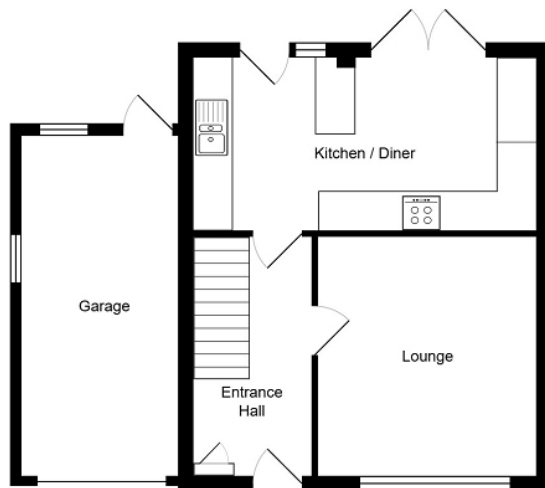




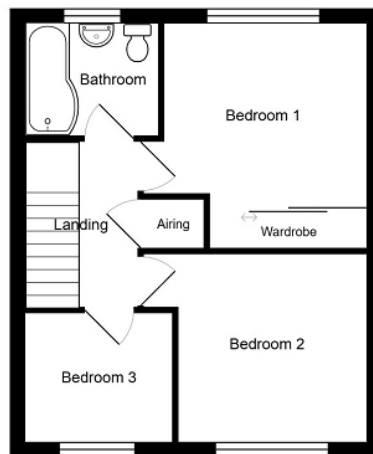
GROUND FLOOR



FIRST FLOOR



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.