

50 Hunters Ridge  
Brackla  
Bridgend County  
CF31 2LJ

£175,000



- Chalet Style Bungalow
- Lounge
- Galley Kitchen
- Bedroom Three and Bathroom to Ground Room
- Garden To Front And Rear
- Two Double Bedrooms To First Floor
- No Onward Chain
- Off Road Parking
- Call To Arrange An Appointment



**Ref: PRA10966**

Viewing Instructions: Strictly By Appointment Only

## General Description

CHALET STYLE BUNGALOW - Daniel Matthew are please to offer for sale this three bedroom chalet bungalow situated on the popular estate Brackla. Property comprises hallway, lounge, kitchen, bathroom and bedroom three to ground floor. To the first floor two double bedrooms. Further benefits off road parking, garden to front and rear. Offered with NO ONWARD CHAIN. Call our team to arrange an appointment 01656 750764.

---

## Accommodation

---

### Entrance

Enter via UPVC double glazed door to hallway, comprising textured ceiling, papered walls, wood flooring, stairs to first floor, door to lounge.

---



### Lounge (19' 06" x 12' 04") or (5.94m x 3.76m)

UPVC double glazed window to front aspect, textured ceiling, plain walls with dado rail, laminate flooring, radiator, doors leading to kitchen and inner hallway.

---



### Kitchen (13' 0" x 7' 10") or (3.96m x 2.39m)

Galley style kitchen with matching wall and base units, plumbing for washing machine, space for fridge/freezer, integrated hob and oven, sink/drain. Textured ceiling, plain walls with tiled splashback, UPVC double glazed door leading to rear garden.

---

### Inner Hallway

Textured ceiling, plain walls, carpet flooring, storage cupboard, doors leading to bathroom and bedroom three.

---



### Bedroom Three (13' 0" x 7' 10") or (3.96m x 2.39m)

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

---





## Bathroom

UPVC double glazed obscured window to rear aspect, plain ceiling, tiled walls and floor. Low level WC, wash hand basin with vanity cupboard below, panelled shower with shower over.

---

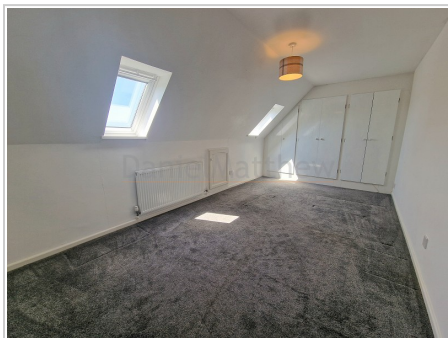
## Landing

Textured ceiling, access to loft area, papered walls, carpet flooring, doors leading off to bedrooms.



## Bedroom One (17' 02" x 9' 04") or (5.23m x 2.84m)

Two Velux window to front aspect, textured ceiling, plain walls, carpet flooring, radiator, storage to eaves.



## Bedroom Two (16' 01" x 9' 03") or (4.90m x 2.82m)

Two Velux window to rear aspect, textured ceiling, plain walls, carpet flooring, radiator, storage to eaves, built in cupboards housing combi boiler.



## Outside

Front - Laid to lawn, off road parking, side access gate leading to rear garden.

Rear - Fenced and brick wall boundaries, laid to decorative gravel, garden shed.

---

## Services

Mains electricity, mains water, mains gas, mains drainage

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band D

---



*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.*