

20 Hunters Ridge
Brackla
Bridgend
Bridgend County
CF31 2LH

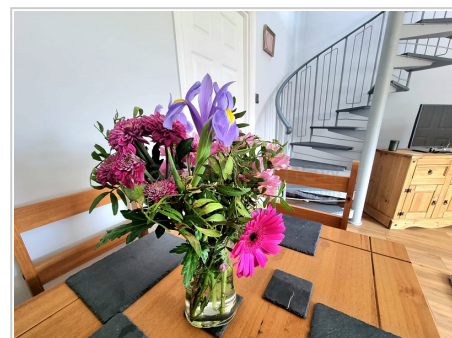
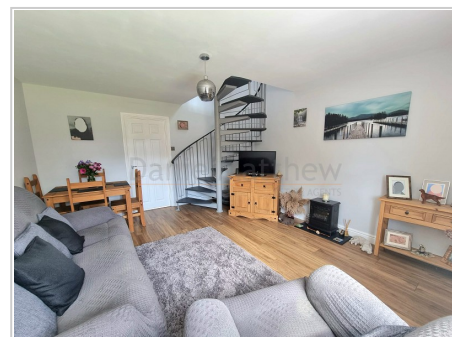
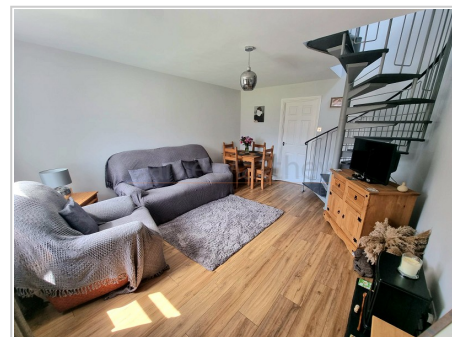
£189,950



- "SEMI DETACHED PROPERTY TWO BEDROOM"
- SPACIOUS TWO BEDROOMS
- MODERN KITCHEN
- IDEAL FOR FIRST TIME BUYERS
- GARAGE AND DRIVEWAY
- FRONT & REAR GARDEN
- SPACIOUS LOUNGE/DINER
- CLOSE TO M4 CORRIDOR, LOCAL AMENITIES, SCHOOLS AND PUBLIC TRANSPORT
- CONTEMPORY THREE PIECE BATHROOM
- CALL TODAY TO VIEW ON 01656 750764

Ref: PRA10988

Viewing Instructions: Strictly By Appointment Only



General Description

***IMMACULATE TWO BEDROOM WITH 360 TOUR TO VIEW ***Daniel Matthew Estate Agents are pleased to offer to the market this desirable property situated in the sought-after area of Hunters Ridge, Brackla. This beautifully presented semi detached property offers an ideal opportunity for first time buyers and is ready to move in. This property is perfectly positioned within each access to M4 Corridor, local amenities, great school catchments and excellent public transport links. Property comprises to the ground floor, Spacious lounge/diner and modern kitchen. To the first floor two generous bedrooms and contemporary three piece bathroom. Further benefits are front and rear garden, ideal for outdoor entertaining or relaxing with family and friends, single garage and driveway providing ample off-road parking. This charming home offers a blend of modern comfort and practical living space. Early viewing is highly recommended, please contact a

Accommodation



Entrance Porch

Enter via UPVC double glazed obscured door with side obscured glass panel into porch area, UPVC double glazed window to side aspect, plain ceiling, plain walls, tiled flooring, door leading into Lounge/Diner.



Lounge/Diner

UPVC double glazed window to front aspect, plain ceiling, plain walls, laminate flooring, radiator, area for dining table and chairs, spiral staircase leading to first floor, door leading into Kitchen.



Kitchen

UPVC double glazed window to rear aspect, UPVC double glazed door leading to large rear garden, plain ceiling, plain walls, tiled splashback, tiled flooring, a range of matching wall and base units with complimentary work surfaces, one a half bowl stainless steel sink with drainer and mixer tap, electric oven with four ring electric hob, electric hob, extractor fan, plumbing for washing machine, space for fridge/freezer, wall mounted boiler, radiator.



Landing

UPVC double glazed window to side aspect, plain ceiling, loft access, plain walls, fitted carpet, doors leading to all first floor rooms.



Bathroom

Plain ceiling, coving and spot lights, tiled walls, tiled flooring, three piece suite comprising low level WC and floating wash hand basin inset into vanity unit with storage, tiled bath with mixer tap and over head mains shower, radiator.



Bedroom One

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



Bedroom Two

UPVC double glazed window to rear aspect, plain ceiling, plain walls, fitted carpet, radiator, storage cupboard.

Garage

Up and over door, power and electrics, door leading to rear garden.



Outside

Front - A concrete driveway providing parking for two vehicles, leading to a single garage. Front garden is mostly laid to lawn with stone chippings.

Rear - A larger than average enclosed South Facing rear garden, a large patio area - ideal for entertaining family/friends, A large laid to lawn area with additional chipping.

Services

Mains electricity, mains gas, mains water, mains drainage

EPC Rating: C69

Tenure

We are informed that the tenure is Freehold

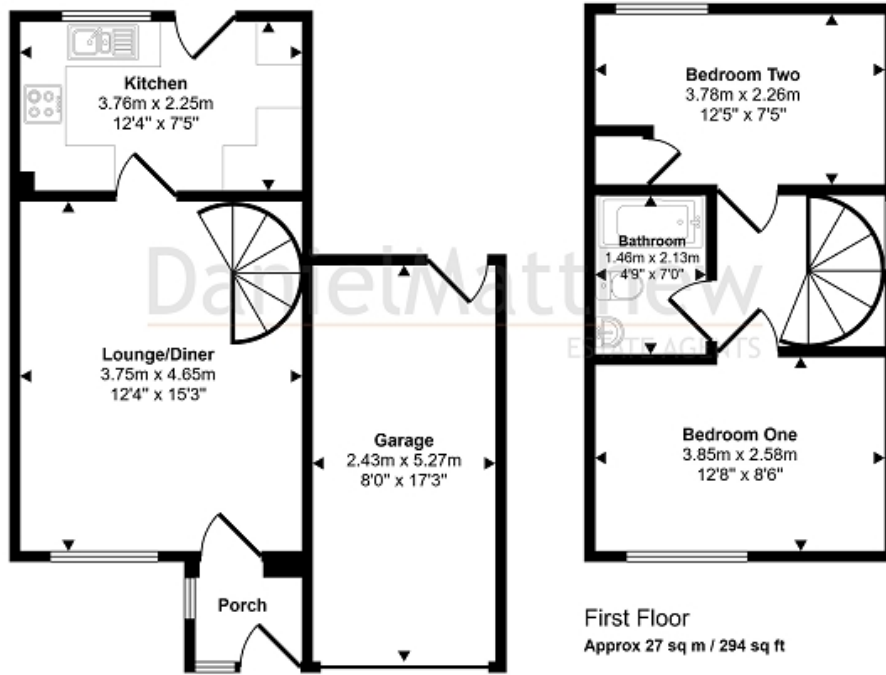
Council Tax

Band C

Deposit: £0.00



Approx Gross Internal Area
69 sq m / 747 sq ft



Ground Floor
Approx 42 sq m / 453 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.