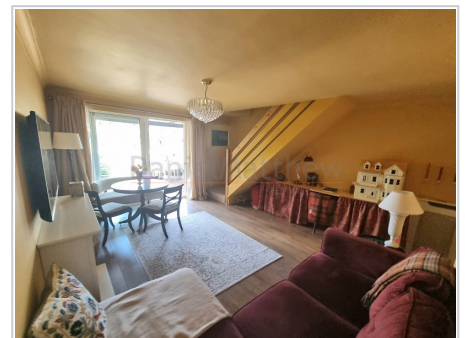


31 Brackla Way
Brackla
Bridgend
Bridgend County
CF31 2JS

£175,000



- TWO DOUBLE BEDROOM END TERRACE WITH GARAGE
- LOUNGE/DINER OVER LOOKING THE GARDEN
- FITTED KITCHEN
- FAMILY BATHROOM WITH SHOWER
- BEAUTIFUL GARDEN TO FRONT AND REAR
- LOCATED IN THE POPULAR ESTATE OF BRACKLA
- GARAGE WITH ALLOCATED PARKING SPACE
- CLOSE TO SHOPS, PLAYING FIELDS & SCHOOLS
- EASY ACCESS TO M4 JUNCTION 35 & 36
- IDEAL FOR INVESTMENT OR FIRST TIME BUYER

Ref: PRA11043

Viewing Instructions: Strictly By Appointment Only

General Description

A MODERN TWO BEDROOM END TERRACE WITH GARAGE & BEAUTIFUL GARDENS - Daniel Matthew Estate Agents are pleased to offer for sale this two bedroom end terraced property located in the popular location of Brackla. The property comprises to the ground floor, hallway with bespoke storage, accessing the kitchen and lounge/diner with the outlook to the beautiful garden. To the first floor two double bedrooms and family bathroom with shower. The property benefits from a garage with allocated parking space and enclosed beautiful rear garden with pagoda, seating area and gate out to the green space. Walking distance to local playing fields, amenities, transport links and great school catchments. Viewing's are highly recommended. Call today to arrange an appointment on 01656 750764

Accommodation



Entrance

Enter via front door into hallway where there is a beautiful tile floor, bespoke storage, plain walls, textured ceiling and doors leading to the ground floor rooms.



Kitchen

UPVC double glazed window to front aspect, Range of wall and base units with complimentary worktops, tile splash back and papered walls, space for a cooker, space for upright fridge/freezer and washing machine, composite sink over looks the lovely front garden and white with a grey marble effect complimentary floor.



Lounge (18' 09" x 13' 02") or (5.72m x 4.01m)

Lounge with a double glazed door to rear aspect accessing the beautiful garden, plain walls, textured ceiling, laminate flooring, radiator and staircase access to the first floor.



Landing

Landing with attic hatch, carpet flooring, plain walls, textured ceiling and access to the first floor rooms.



Bedroom One (13' 03" x 9' 09") or (4.04m x 2.97m)

Bright and spacious double bedroom with a front UPVC double glazed window, storage cupboard, plain walls, textured ceiling, carpet flooring and radiator.



Bedroom Two (12' 04" x 6' 09") or (3.76m x 2.06m)

Second double bedroom with a front UPVC double glazed window, plain walls, textured ceiling, carpet flooring and radiator.



Bathroom (9' 07" x 5' 03") or (2.92m x 1.60m)

UPVC double glazed window to rear aspect. Three piece suite with panel bath and gold effect shower and complimentary taps, low level WC, beautiful bespoke vanity unit with sink, radiator, tiles and plain walls, plain ceiling and tile flooring.



Outside

FRONT - Well kept laid to lawn with path leading to the front door and side gate access.

REAR - Beautifully presented garden with green space out look and rear gate, laid to patio, pagoda with roof, raised border and foliage. Top area is laid to bark. A much loved garden!



Garage

Garage with up and over door in a row set near the property with a allocated parking space.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D66

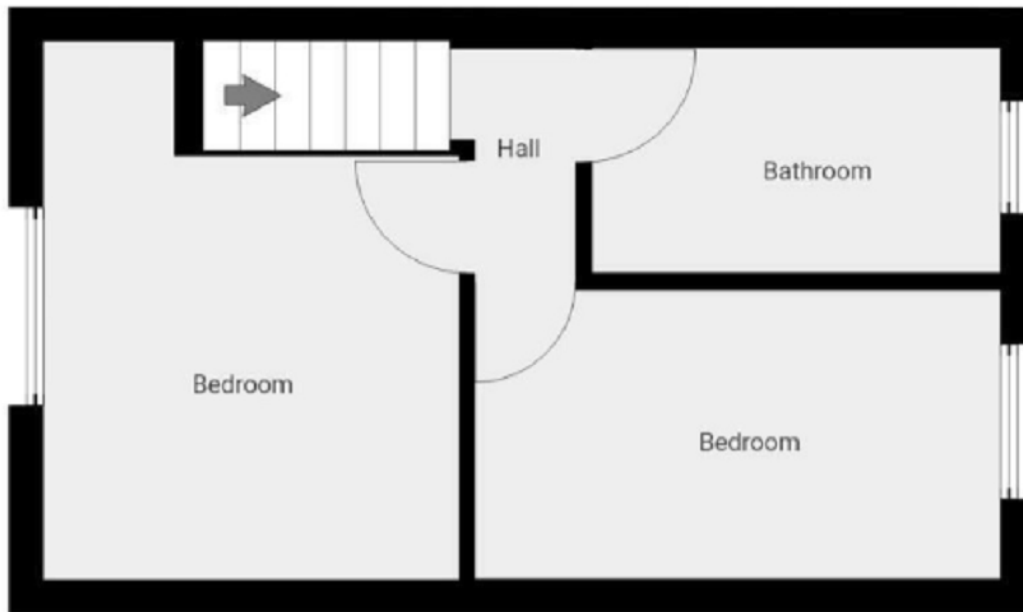
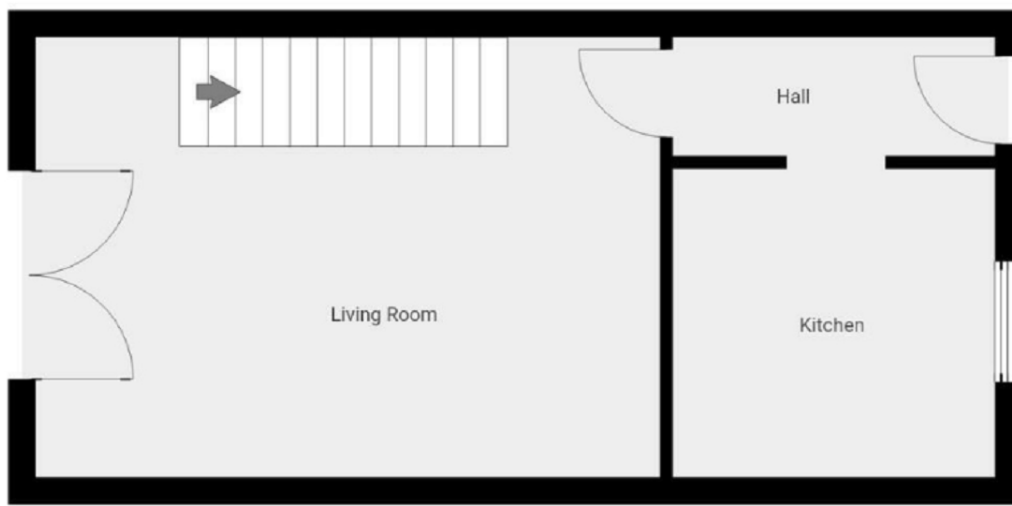
Tenure

We are informed that the tenure is Freehold

Council Tax

Band B





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.