

19 Hedgemoor
Brackla
Bridgend County
CF31 2JQ

£169,950



- Two Bedroom End Terrace
- Larger Than Average Garden
- No Onward Chain
- Lounge
- Kitchen
- Off Road Parking
- Cul-De-Sac Location
- Close To Amenities and Transport Links
- Ideal For Investors and First Time Buyers

Ref: PRA11044

Viewing Instructions: Strictly By Appointment Only



General Description

Two-Bedroom End Terrace - Brackla, Bridgend

Perfectly positioned in the sought-after Brackla area, this charming two-bedroom end terrace offers an ideal opportunity for first-time buyers, downsizers, or investors. The property boasts a larger-than-average rear garden, providing excellent outdoor space for relaxing, entertaining, or future development potential.

Inside, the accommodation is well-presented and includes a welcoming lounge, a modern kitchen, two good-sized bedrooms, and a family bathroom. Externally, the home benefits from off-road parking and a convenient location close to local schools, shops, and transport links.

Offered to the market with no onward chain, this home is ready for its next chapter - early viewing is highly recommended.

Accommodation

Entrance

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



Lounge (17' 09" x 11' 07") or (5.41m x 3.53m)

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



Kitchen (11' 04" x 6' 05") or (3.45m x 1.96m)

UPVC double glazed window to rear aspect, UPVC double glazed door leading to rear garden. Matching wall and base units, stainless steel sink/drainage, oven and hob with extractor hood over, fridge/freezer, plumbing for washing machine and dishwasher, white goods to remain. Textured ceiling, plain walls with tiled splashback.

Landing

Textured ceiling, access to loft, plain walls, carpet flooring, doors leading to first floor rooms.



Bedroom One (14' 04" x 8' 07") or (4.37m x 2.62m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, carpet flooring, radiator, built in wardrobes.



Bedroom Two (10' 05" x 6' 03") or (3.18m x 1.91m)

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



Bathroom

UPVC double glazed obscured window to rear aspect, textured ceiling, tiled splashback, plain walls, low level WC, wash hand basin, panelled bath with shower over, vinyl flooring.



Outside

Front - Laid to lawn, off road parking, steps leading to front of property.

Rear - Fenced boundaries, laid to lawn. Larger than average garden with potential for further development subject to planning.

Services

Mains water, mains electricity, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax



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.