

25 Foxfields  
Brackla  
Bridgend County  
CF31 2JL

£195,000



- Two Bedroom Semi Detached
- Off Road Parking
- Garden To Front and Rear
- No Chain
- Lounge/Diner
- Good Transport Links
- Walking Distance To Local Shop
- Electric Heating



**REDUCED**

Ref: PRA10412

Viewing Instructions: Strictly By Appointment Only

## General Description

TWO BEDROOM SEMI DETACHED - Daniel Matthew are pleased to offer for sale this well proportioned two bedroom semi detached situated in the popular Cul -De-Sac Foxfields. Comprising hallway, lounge/diner, kitchen. To the first floor two bedrooms and shower room. Further benefits off road parking, garden to front and rear. With good transport links and within walking distance to local shop. Offered with No Onward Chain, call our team to arrange a viewing 01656 750764.

---

## Accommodation

---

### Entrance

Enter via composite door to hallway, comprising plain ceiling, plain walls, carpet flooring, stairs to first floor, door to lounge/diner.

---



### Lounge/Diner (16' 03" Max x 25' 08") or (4.95m Max x 7.82m)

UPVC double glazed window to front aspect, UPVC double glazed French doors leading to rear garden. Plain ceiling, plain walls, carpet flooring, understairs storage cupboard, two electric heaters, door to kitchen.

---



### Kitchen (13' 0" x 7' 05") or (3.96m x 2.26m)

UPVC double glazed window to rear aspect, UPVC double glazed door to rear garden. Matching wall and base high gloss units with complementary work surface, cooker point, stainless steel sink/drainage, plumbing for washing machine, vinyl flooring.

---

### Landing

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

---



### Bedroom One (16' 02" x 8' 05" ) or (4.93m x 2.57m)

Two Velux window to front aspect, plain ceiling, plain walls, carpet flooring, electric heater, storage to eaves.

---



## Bedroom Two (9' 05" x 11' 07" ) or (2.87m x 3.53m)

Two Velux window to rear aspect, plain ceiling, plain walls, carpet flooring, electric heater, storage to eaves.



## Shower Room

Velux window to rear aspect, low level WC, wash hand basin, walk in shower with non slip vinyl flooring.



## Outside

Front - Off road parking, laid to lawn with mature shrubs, side access to rear garden.

Rear - Patio, decking and lawn area, fenced boundaries, mature hedges and shrubbery.

## Services

Mains electricity, mains water, mains drainage

EPC Rating: D58

## Tenure

We are informed that the tenure is Freehold

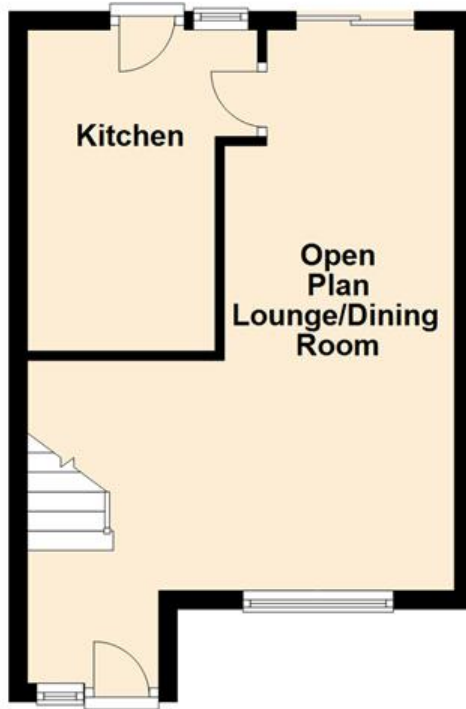
## Council Tax

Band C



## Ground Floor

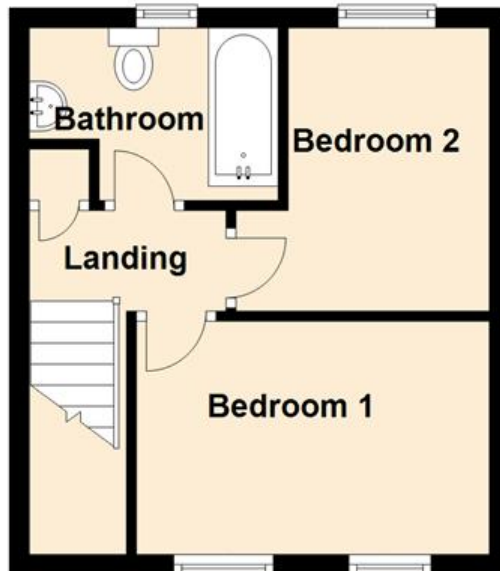
Approx. 29.3 sq. metres (315.2 sq. feet)



Total area: approx. 53.7 sq. metres (577.9 sq. feet)

## First Floor

Approx. 24.4 sq. metres (262.8 sq. feet)



*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.*