

36 Hunters Ridge  
Brackla  
Bridgend County  
CF31 2LH

£189,950



- Two Bedroom Semi Detached Bungalow
- Lounge
- Kitchen
- Dining Room
- Downstairs Bathroom
- Two double Bedrooms
- Garage
- Garden to front and rear
- NO CHAIN

**Ref: PRA10639**

Viewing Instructions: Strictly By Appointment Only



## General Description

""TWO BEDROOM SEMI DETACHED"" - Daniel Matthew are pleased to offer for sale a lovely two bedroom semi detached dormer bungalow situated in the popular area of Brackla. Comprising hallway, lounge, kitchen, dining room and downstairs bathroom. To the first floor two bedrooms. Further benefits off road parking, garden to front and rear. Garage with power, light and rear door access and front up and over door. With good transport links and within walking distance to local shops. Offered with No Onward Chain, call our team to arrange a viewing 01656 750764.

---

## Accommodation

---



### Entrance Porch

Enter via UPVC front door into the porch, UPVC double glazed window to front aspect, plain walls, tile flooring and access to the hallway via UPVC double glazed door.

---

## Entrance Hallway

---



### Lounge (19' 7" x 16' 10") or (5.96m x 5.14m)

UPVC double glazed window to front aspect, plain walls, textured ceiling, carpet flooring, radiator, staircase access to the first floor.

---



### Kitchen (13' 0" x 6' 4") or (3.97m x 1.92m)

UPVC double glazed door and window to rear aspect, plain and tiled splashback walls, plain ceiling, range of wall and base units with complimentary worktops, space for cooker, space for a washing machine and space for an under counter fridge.

---



### Downstairs Bathroom (7' 8" x 4' 9") or (2.34m x 1.45m)

UPVC double glazed window to rear aspect, beautifully presented bathroom with panel walls, textured ceiling, vinyl flooring, towel radiator and a three piece bathroom suite comprising panel bath with electric shower, vanity unit, wash basin and enclosed WC unit.

---



## Dining Room (13' 0" x 7' 10") or (3.97m x 2.38m)

Tilt and slide doors to rear aspect, plain walls, textured ceiling, carpet flooring and radiator.



## Landing

Textured ceiling, papered walls, carpet flooring and access to the first floor bedrooms.



## Bedroom One (19' 7" x 9' 4") or (5.96m x 2.84m)

Two velum windows to rear aspect, plain walls, textured ceiling carpet flooring and is a bright and spacious bedroom.



## Bedroom Two (16' 3" x 9' 3") or (4.96m x 2.81m)

Two velum windows to front aspect, plain walls, textured ceiling carpet flooring.



## Garage

Garage with power and light up and over door and rear door access from the garden.



## Outside

Front - Drive, laid to lawn and mature shrubs.

Rear - Fence boundary, laid to patio, laid to lawn and mature shrubs make this a lovely garden and a must to view.

---

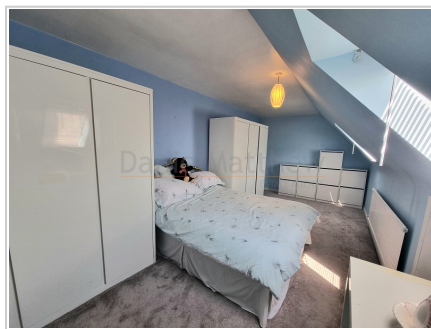
## Services

Mains electricity, mains water, mains gas, mains drainage

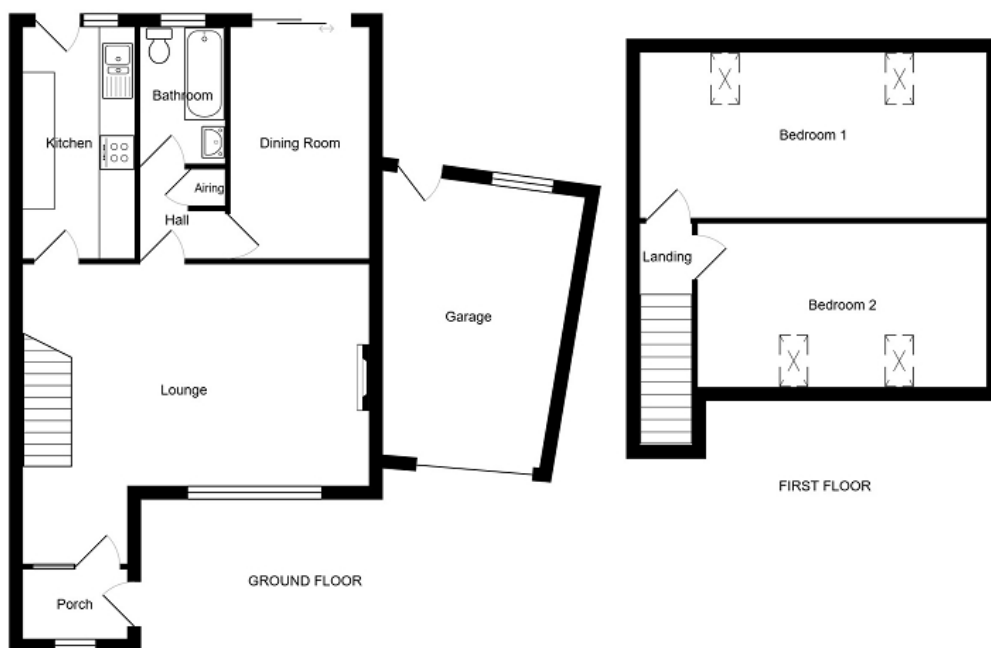
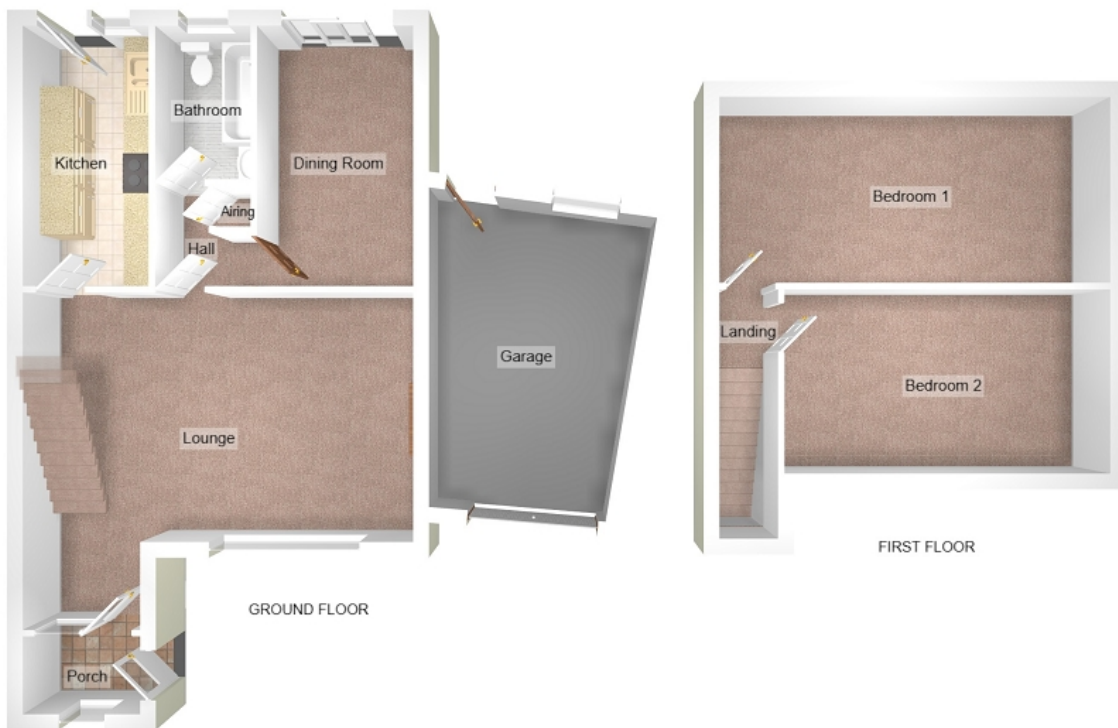
EPC Rating: C70

## Tenure

We are informed that the tenure is Freehold







*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.*