

5 Hazeldene Avenue
Brackla
Bridgend County
CF31 2JW

£155,000



- Semi Detached Bungalow
- Spacious Lounge
- Two Bedrooms
- Large Garage / Workshop
- Maintenance Free Rear Garden
- Offered With No Ongoing Chain
- Close To Local Amenities and M4



Ref: PRA10673

Viewing Instructions: Strictly By Appointment Only

General Description

NO ONGOING CHAIN - HAS LARGE GARAGE / WORKSHOP Daniel Matthew Estate Agents are pleased to offer for sale a semi detached two bedroom bungalow with larger than average garage / workshop. Situated on the popular location of Brackla. Comprises hallway, lounge, kitchen, two bedrooms and bathroom. Further benefits are front & rear garden, driveway leading to garage which has separate power (temporarily disconnected). Close to local schools, amenities and M4 Corridor. The property is being sold with no ongoing chain. Call 01656 750764 to arrange a viewing.

Accommodation

Entrance Hallway

Enter via a UPVC door into the hallway. Cupboard housing the baxi boiler. Doors to kitchen and lounge.



Lounge (17' 1" x 9' 8") or (5.20m x 2.95m)

A spacious room situated at the front of the property with a UPVC double glazed window and radiator under. Artexed ceiling and tiled floor. Mantle piece with gas fire.

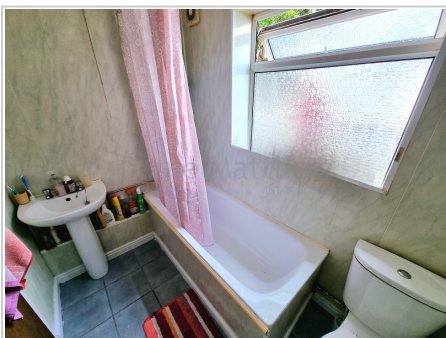


Kitchen (8' 11" x 8' 0") or (2.73m x 2.44m)

Artexed ceiling, skimmed walls and tiling to splash back area. Base units with draws. Gas hob. Stainless steel sink with drainer and mixer taps. Plumbing for washing machine. Radiator. Door leading to rear garden.

Inner Hallway

Inner hallway giving access to bedrooms and bathroom. Access to loft which has a ladder. Cupboard housing hot water tank.



Bathroom (7' 9" x 5' 1") or (2.35m x 1.56m)

Three piece suite in white which includes a bath with electric shower over, WC and pedestal wash hand basin. Respatex panels to the walls. Artexed ceiling and tiled floor. UPVC double glazed window. Radiator.



Bedroom One (11' 11" x 9' 8") or (3.63m x 2.94m)

Situated to the rear of the property with artexed ceiling, skimmed walls and tiled floor. White french doors leading to rear garden. Radiator.



Bedroom Two (8' 11" x 8' 0") or (2.72m x 2.45m)

Situated to the rear of the property with artexed ceiling, skimmed walls and tiled floor. UPVC double glazed window over looking the garden with radiator under.



Garden

A low maintenance rear garden which is paved and concrete. Access via the side to the front.



Garage

A driveway leading to an impressive larger than average garage which can also be used as a work shop. It has a separate electric supply from the property (temporarily disconnected).

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: E53

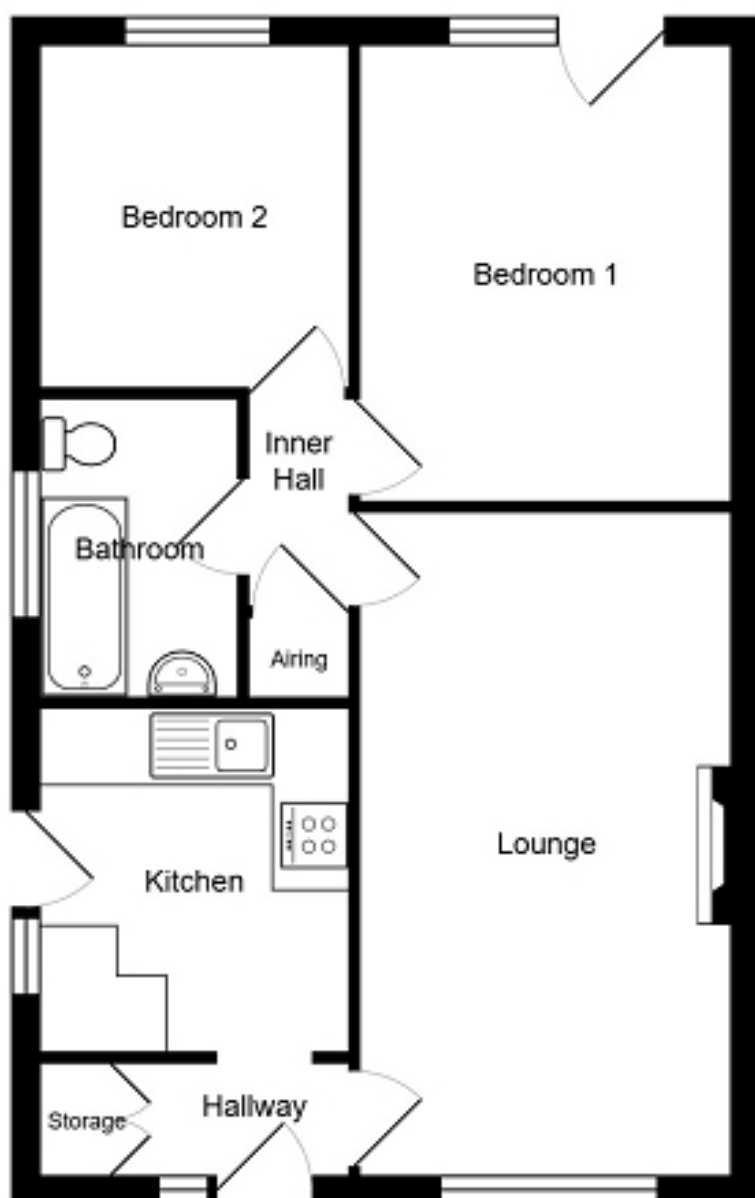
Tenure

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.