

41 Easterly Close  
Brackla  
Bridgend  
CF31 2NA

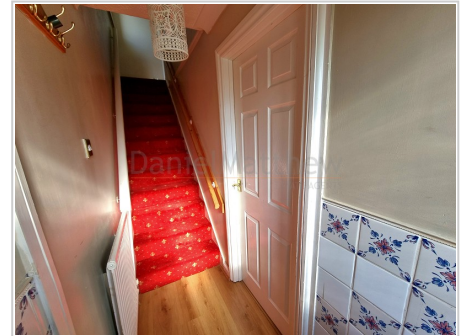
£179,950



- NO CHAIN
- IN NEED OF MODERNISATION
- EXTENDED SEMI-DETACHED PROPERTY
- CUL-DE-SAC LOCATION
- TWO BEDROOMS
- LARGE LOUNGE/DINER
- KITCHEN
- LARGE REAR GARDEN
- IDEAL FOR FIRST TIME BUYERS
- CALL TODAY TO VIEW ON 01656 750764

**Ref: PRA10699**

Viewing Instructions: Strictly By Appointment Only



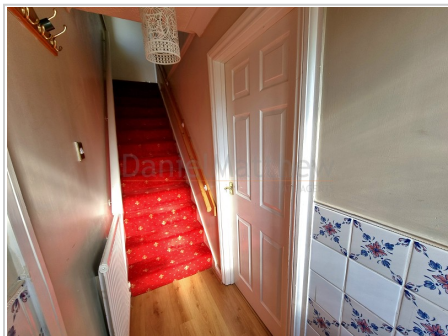
## General Description

\*\*\* NO CHAIN, IN NEED OF MODERNISATION \*\*\* Daniel Matthew Estate Agents are pleased to offer for sale this extended two bedroom semi detached property situated in a quite cul-de-sac in the popular area of Brackla. Property comprises to the ground floor, hallway, large lounge/diner and kitchen. To the first floor two bedrooms and bathroom. Further benefits are front garden with driveway for several vehicles, larger than average rear garden, with rear gate access, property is being sold with no ongoing chain. The property is within close proximity to local schools, shops and other local amenities. Early viewing is recommend to appreciate the location of this property. Call to arrange an appointment on 01656 750764

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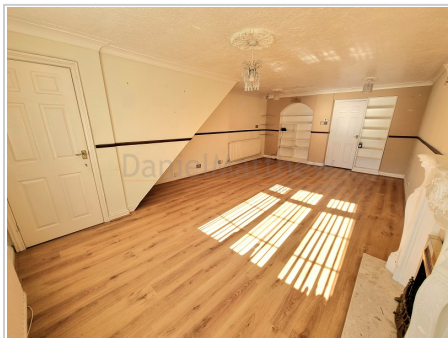
## Accommodation

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### Hallway

Enter via UPVC double glazed obscured door leading into hallway, textured ceiling with coving, partially plain and tiled walls, laminate flooring, radiator, staircase leading to first floor, door leading into;-



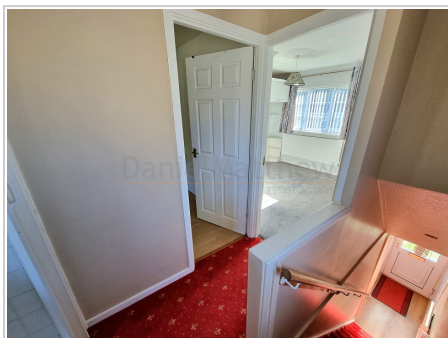
### Lounge/Diner (22' 0" x 13' 11") or (6.71m x 4.24m)

UPVC double glazed window to front aspect, textured ceiling with coving, plain walls with dado rail, laminate flooring, two radiators, fireplace and surround, door leading into;-



### Kitchen (13' 03" x 6' 05") or (4.04m x 1.96m)

Two UPVC double glazed windows to rear aspect, UPVC double glazed obscured door leading to rear garden, textured ceiling, plain walls, tiled flooring, tiled splashback, a range of matching base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for freestanding cooker, space for under counter fridge/freezer, wall mounted boiler.



### Landing

UPVC double glazed obscured window to side aspect, textured ceiling, plain walls, fitted carpet, loft access, doors leading into;-

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### Bathroom (6' 03" x 5' 08") or (1.91m x 1.73m)

UPVC double glazed obscured window to rear aspect, textured ceiling, tiled walls, vinyl flooring, radiator, three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap and mains overhead shower.



### Bedroom One (13' 03" Max x 9' 10") or (4.04m Max x 3.00m)

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



### Bedroom Two (11' 11" x 7' 11") or (3.63m x 2.41m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls, laminate flooring, radiator, built in fitted wardrobes.

### Garage (18' 07" x 9' 04") or (5.66m x 2.84m)

Up and over door, Power, Garage has been split into two areas, frnt of garage is an ideal space, rear of garage consists of two rooms and a WC.

Garage - 18'07" X 9'04"

Rear Room - 6'08" X 2'08"

Second Room - 6'03" X 5'11"

WC - 6'00" X 2'08"



### Outside

Driveway for several cars, pathway leading to front door, laid to lawn area with mature shrubs. side gate access leading to rear garden.

Rear - Large enclosed rear garden with great potential, patio area, slight incline leading to rear.

### Services

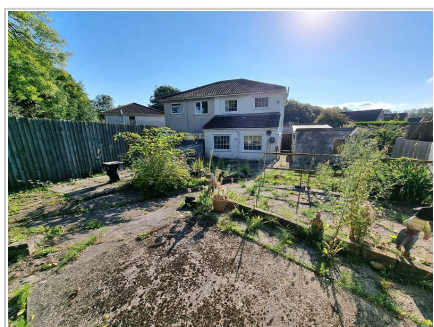
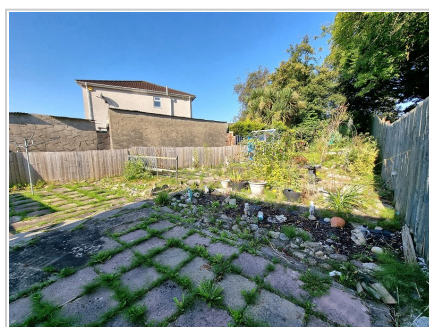
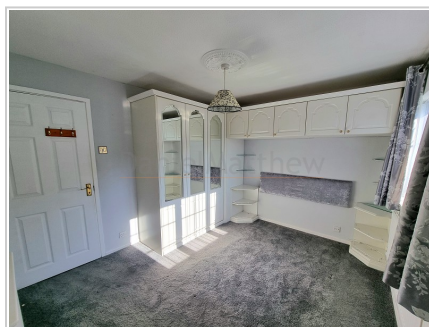
Mains electricity, mains water, mains gas, mains drainage

# Tenure

We are informed that the tenure is Freehold

# Council Tax

Band C



*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.*