

16 Warren Close  
Brackla  
Bridgend County  
CF31 2PN

£149,950



- Two Bedroom End Link
- Lounge With Patio Doors To Rear Garden
- Kitchen Over Looking Court Yard
- Bathroom
- Enclosed Rear Garden
- Off Road Parking For Two Cars
- Tucked Away Location
- Ideal First Time Or Investment Buy



Ref: PRA10701

Viewing Instructions: Strictly By Appointment Only

## General Description

This two bedroom end link property is situated in a quiet court yard location with off road parking to the front. The property comprises of: Entrance porch, open plan lounge with patio doors to rear garden, kitchen to the front, two bedrooms and a bathroom. There is a pleasant garden to the rear. This property is an ideal for a first time buyer or investment purchase. This property is conveniently situated for schools, bus links, shops and amenities. Close proximity to the M4 at junction 35 and 36 and approximately two miles from Bridgend Town Centre. Call Daniel Matthew on 01656 750 764 to arrange a viewing.

---

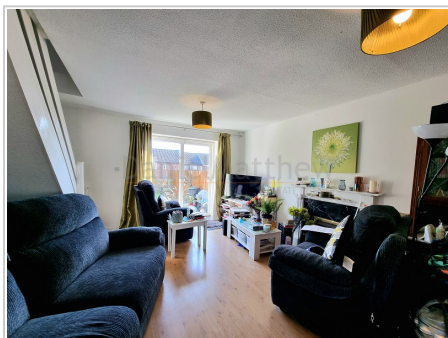
## Accommodation

---

### Entrance Porch

Enter via UPVC double glazed door into entrance porch. Ceramic tiled floor. Radiator. Plumbing and electric for washing machine and tumble dryer. Door leading into lounge.

---



### Lounge (18' 1" x 13' 11") or (5.50m x 4.23m)

An open plan room with staircase leading to first floor. Entrance into kitchen. UPVC sliding double glazed patio doors leading out to the garden. Artexed ceiling and skimmed walls with laminate flooring. Feature fire surround (fire not working). Radiator.

---



### Kitchen (11' 11" x 6' 4") or (3.64m x 1.92m)

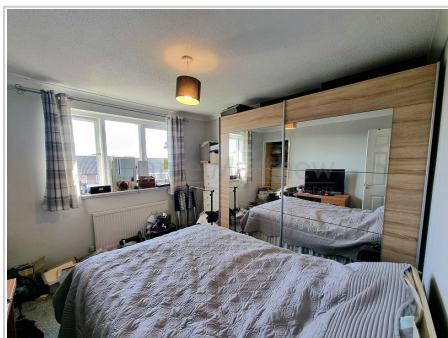
Fitted kitchen to the front of the property which comprises of a range of wall and base units to include inset draws. Coordinating work surfaces with sink, drainer and mixer taps plus tiling to splash back areas. Gas hob with electric oven and canopy extractor over, space for tall fridge freezer, plumbing for washing machine/dishwasher. Sloping artexed ceiling and vinyl flooring. UPVC double glazed window with blinds. Combination boiler fitted in 2021.

---

### Landing

Carpeted staircase to first floor landing. Skimmed walls and artexed ceiling with access to the loft. Doors to first floor rooms.

---



### Bedroom One (10' 9" x 10' 7") or (3.28m x 3.22m)

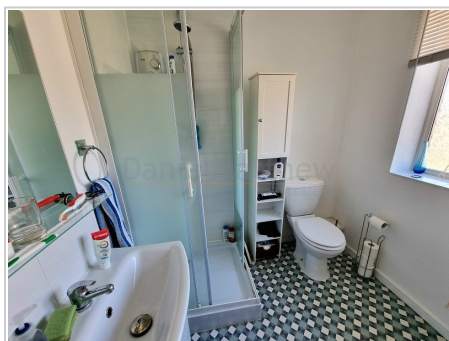
Situated to the rear of the property with UPVC double glazed window with radiator under over looking the rear garden. Artexed ceiling and skimmed walls. Fitted carpets. Built in cupboard.

---

## Bedroom Two (10' 0" x 6' 4") or (3.05m x 1.93m)

Situated to the front of the property with velux window. Radiator. Artexed sloping ceiling and skimmed walls. Fitted carpets, Built in cupboard.

---



## Shower Room (6' 6" x 6' 4") or (1.98m x 1.93m)

A Four piece suite in white with low level WC, vanity wash hand basin and cubicle shower and bidet. Tiling to splash back areas. Tiled flooring. Radiator. Obscure UPVC double glazed window with blinds.

---



## Garden

The rear garden is enclosed with close board fencing with access via the side to the front. Patio and turfed garden.

The front is open plan and there is an allocated parking space.

---

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C70

## Tenure

We are informed that the tenure is Freehold

Length of lease: .

## Ground Rent

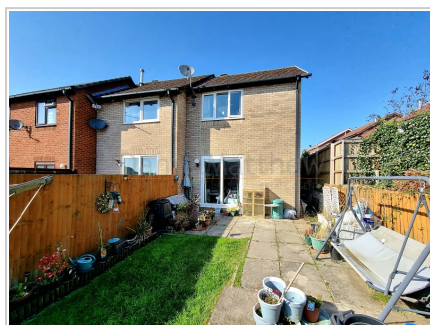
## Service Charge

## Council Tax

Band D

Deposit: £0.00

---





GROUND FLOOR



FIRST FLOOR

*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.*