

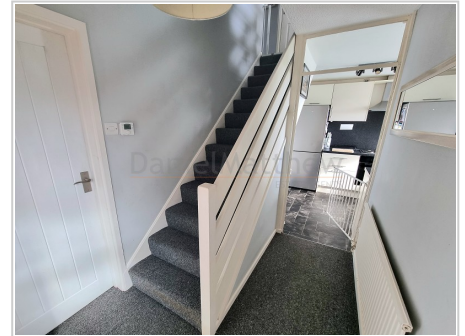
53 Cae Bracla  
Brackla  
Bridgend  
CF31 2HF

£199,950



- END TERRACE PROPERTY
  - THREE BEDROOMS
  - WELL PRESENTED THROUGHOUT
  - LOUNGE/DINER
  - ENCLOSED REAR GARDEN
  - IDEAL FOR FIRST TIME BUYERS
  - CLOSE TO LOCAL SHOPS, SCHOOLS & M4 CORRIDOR
  - DRIVEWAY & SINGLE GARAGE
  - GREAT LOCATION
  - VIEWING'S ARE HIGHLY RECOMMENDED, PLEASE CALL 01656 750764
- Ref: PRA10735**

Viewing Instructions: Strictly By Appointment Only



## General Description

**\*\* IDEAL FOR FIRST TIME BUYERS \*\*** Daniel Matthew Estate Agents are delighted to offer to the market this well presented three bedroom end of terrace property situated in the popular Brackla location. Property comprises to the ground floor, hallway, lounge/diner and kitchen. To the first floor three bedrooms and family bathroom. Further benefits are driveway, single garage, enclosed rear garden, Property is within walking distance to The Triangle Shopping Centre, Local Doctors, great public transport. Close to great school catchment and M4 Corridor. Property is ideal for first time buyers/investors. Please call today to view on 01656 750764.

---

## Accommodation

---



### Hallway

Enter via UPVC double glazed obscured door into hallway with obscured side glass panel, textured ceiling, plain walls, fitted carpet, radiator, staircase leading to first floor, doors leading into:-



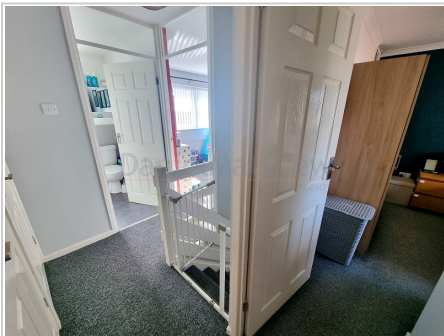
### Lounge/Diner (16' 3" x 12' 2") or (4.95m x 3.70m)

UPVC double glazed window to rear aspect, UPVC double glazed door leading to enclosed rear garden, textured ceiling, plain walls, grey laminate flooring, radiator, breakfast bar, feature surround to remain.



### Kitchen (11' 5" x 8' 2") or (3.47m x 2.49m)

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls, vinyl flooring, a range of matching wall and base unit with complimentary work surfaces with matching splashback, stainless steel sink with drainer and mixer tap, electric oven, four ring gas hob and extractor fan, radiator, under stairs storage cupboard.



### Landing

Textured ceiling, loft access, plain walls, fitted carpet, two storage cupboards.

---



### Bedroom One (12' 6" x 9' 5") or (3.80m x 2.88m)

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



### Bedroom Two (9' 2" x 8' 6") or (2.80m x 2.60m)

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



### Bedroom Three (9' 6" x 6' 7") or (2.90m x 2.00m)

UPVC double glazed obscured window to rear aspect, textured ceiling, plain walls, fitted carpet, radiator.



### Bathroom (6' 8" x 5' 6") or (2.02m x 1.68m)

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



### Garage (15' 7" x 8' 3") or (4.75m x 2.51m)

Up and over door, wall mounted combi boiler, Lighting and power.



## Outside

Front - Driveway to front, laid to lawn area, pathway leading to front door.

Rear - Fenced boundaries, tiered garden, patio area, steps leading up, artificial laid to lawn, slate chippings, flower bed 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.*

