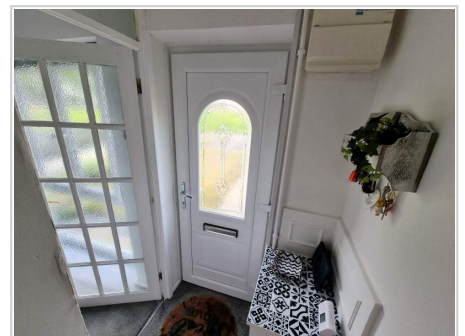


43 Cae Bracla
Brackla
Bridgend
Bridgend County
CF31 2HF

£155,000



- BEAUTIFULLY PRESENTED TWO BEDROOM
- LOUNGE AND CONSERVATORY
- RENOVATED KITCHEN AND SHOWER ROOM
- BEAUTIFULLY PRESENTED GARDEN
- GARAGE AND ALLOCATED PARKING SPACE
- MUST TO VIEW
- CLOSE TO LOCAL AMENITIES AND M4 ACCESS
- MUST TO VIEW
- IDEAL FIRST TIME PURCHASE

Ref: PRA10929

Viewing Instructions: Strictly By Appointment Only

General Description

**** BEAUTIFULLY PRESENTED TWO BEDROOM , IDEAL FOR FIRST TIME BUYERS**** Daniel Matthew Estate Agents are pleased to offer for sale this two bedroom property located in the popular location of Brackla. Property comprises to the ground floor a entrance hall, Lounge, Renovated Kitchen and Conservatory. To the first floor two double bedrooms and renovated shower room. The property benefits from a garage with a space allocated in front of the garage, rear and front garden. Within walking distance to local playing fields, amenities, transport links and great school catchments. Viewing's are highly recommended. Call today to arrange an appointment on 01656 750764

Accommodation



Entrance

Enter via UPVC door into the hallway, plain walls, textured ceiling, radiator, carpet flooring, access to the staircase and ground floor rooms.



Lounge

UPVC double glazed window to front aspect, plain walls, textured ceiling, carpet flooring and radiator.



Kitchen

UPVC double glazed windows and door to rear aspect, textured ceiling, plain walls, tiled splash back, laminate flooring, Range of matching wall and base units with complimentary worktops, stainless sink with drainer and mixer tap, electric oven with four ring gas hob, wall mounted combination boiler, space for a fridge/freezer, plumbing for washing machine, radiator and space for a breakfast bar.



Conservatory

UPVC double glazed conservatory, UPVC double glaze door to rear aspect, tile flooring and radiator.



Landing

Plain walls, textured ceiling, carpet flooring and attic hatch(ladder, light and insulated).



Bedroom One

UPVC double glazed window to front aspect, plain walls, textured ceiling, carpet flooring, radiator and storage cupboards.



Bedroom Two

UPVC double glazed window to rear aspect, plain walls, textured ceiling, carpet flooring and radiator.



Shower Room

Renovated shower room with a three piece suite comprising double shower with thermostatic shower, low level WC, vanity unit wash hand basin, tile walls, tile flooring, textured ceiling, heated towel radiator and UPVC double glazed window to rear aspect.



Outside

Front- Path leading to the front door and laid to lawn.

Rear- Fence boundary, seated deck area, laid to Astroturf and decorative stones with space for a shed.



Garage

Single garage with up and over door and parking in front.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Length of lease: .

Ground Rent

Service Charge

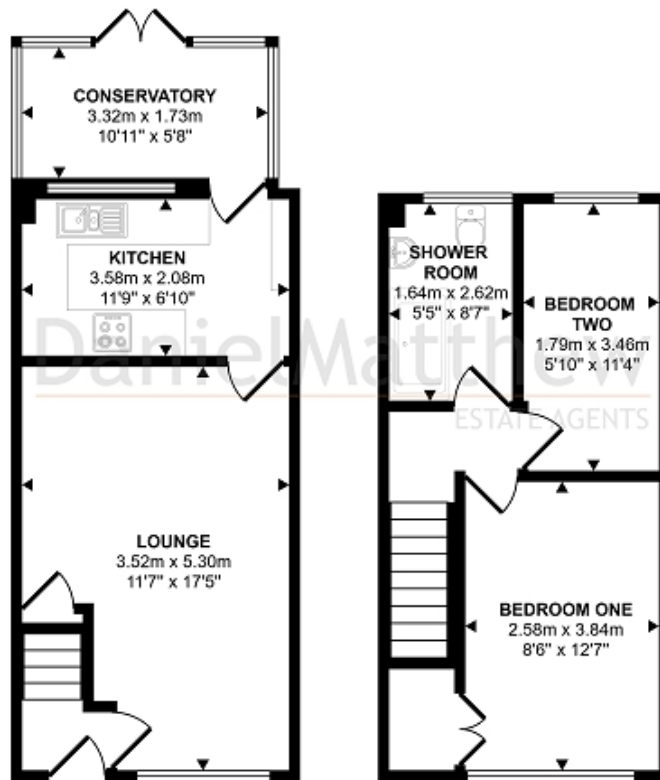
Council Tax

Band Not Specified

Deposit: £0.00



Approx Gross Internal Area
61 sq m / 652 sq ft



Ground Floor
Approx 34 sq m / 363 sq ft

First Floor
Approx 27 sq m / 289 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.