

3 Cae Odin  
Brackla  
Bridgend  
CF31 2HH

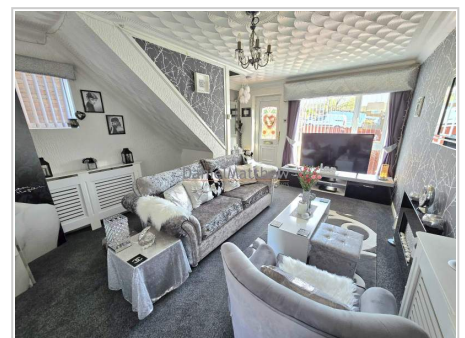
£150,000



- END TERRACE PROPERTY
- TWO BEDROOMS
- SPACIOUS LOUNGE/DINER
- KITCHEN
- FRONT & REAR GARDEN
- ALLOCATED PARKING SPACE
- NO ONGOING CHAIN
- CLOSE TO LOCAL AMENITIES, M4 CORRIDOR & SCHOOLS
- IDEAL FOR FIRST TIME BUYERS
- CALL TODAY TO VIEW ON 01656 750764

**Ref: PRA10934**

Viewing Instructions: Strictly By Appointment Only



## General Description

**\*\* IDEAL FOR FIRST TIME BUYERS \*\*** Daniel Matthew Estate Agents are pleased to offer for sale this well presented two bedroom end terrace property situated in a cul-de-sac location in Brackla. Within close proximity to The Triangle shopping centre, Brackla Primary School, GP Surgery, community centre and Dentist, Property is close to M4 corridor, Junction 36 and McArthur Glen Designer Outlet. Property comprises spacious lounge and kitchen/diner to the ground floor. To the first floor two bedrooms and bathroom. Further benefits are front and rear garden, allocated parking space, offered with no on going chain, viewings are highly recommended, contact a member of our team today on 01656 750764.

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## Accommodation

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Lounge (15' 6.61" x 11' 3.04" ) or (4.74m x 3.43m)

Enter via UPVC double glazed obscured door leading into spacious Lounge, UPVC double glazed full window which is partly obscured to front aspect, textured ceiling with coving, papered walls, fitted carpet, two radiators, staircase leading to first floor, archway leading to kitchen/diner.



Kitchen/ Diner (11' 4.22" x 8' 3.21" ) or (3.46m x 2.52m)

UPVC double glazed obscured door leading to rear garden, UPVC double glazed window to rear aspect, plain ceiling with coving, papered walls, panelled splashback, vinyl flooring, a range of matching hi gloss wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob and extractor fan, integrated fridge/freezer, plumbing for washing machine and dishwasher, radiator, space for dining table.



Landing

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



Bathroom (8' 3.21" x 4' 10.66" ) or (2.52m x 1.49m)

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





## Bedroom One (12' 9.94" x 8' 4" ) or (3.91m x 2.54m)

UPVC double glazed window to front aspect, textured ceiling with coving, papered walls, fitted carpet, radiator, built in double storage cupboard housing combi boiler.



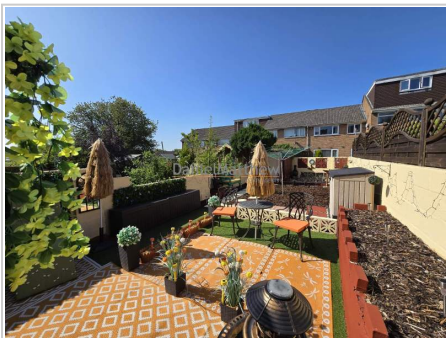
## Bedroom Two (11' 1.46" x 5' 7.32" ) or (3.39m x 1.71m)

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



## Parking

One allocated parking space, located across the road, you will see two garages and the allocated space to this property is to the right hand side.



## Outside

Front - Fenced boundaries, pathway leading to front door with side access to rear garden, low maintenance comprising bark area and stone chippings.

Rear - Brick boundaries, patio area, artificial grass area, and bark area to the rear of the garden, a low maintenance rear garden.

## Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

EPC Rating: E54

## Tenure

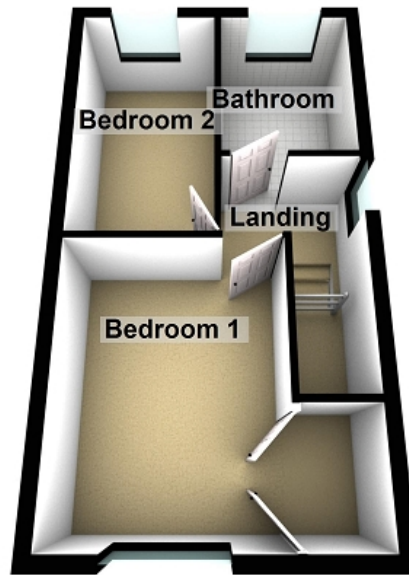
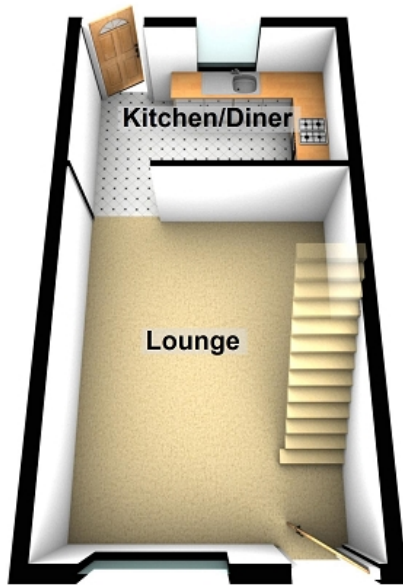
We are informed that the tenure is Freehold

## 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.*