

21 The Hollies
Brackla
Bridgend
CF31 2PP

£174,950



- TWO BEDROOM SEMI DETACHED
- LOUNGE/DINER
- KITCHEN
- TWO BEDROOMS
- BATHROOM
- DRIVE
- FRONT AND REAR GARDEN
- NO CHAIN
- CLOSE TO LOCAL AMENITIES AND M4 ACCESS



Ref: PRA10943

Viewing Instructions: Strictly By Appointment Only

General Description

**** NO ONGOING CHAIN, IDEAL FOR FIRST TIME BUYERS**** Daniel Matthew Estate Agents are pleased to offer for sale this two bedroom semi detached property located in the popular location of Brackla. Property comprises to the ground floor, kitchen and lounge/diner. To the first floor two bedrooms and family bathroom. The property benefits from off road parking, front, rear and side garden. Within walking distance to local playing fields, amenities, transport links and great school catchments. Property is offered with NO ONGOING CHAIN, Viewing's are highly recommended. Call today to arrange an appointment on 01656 750764

Accommodation



Entrance

Enter via front door into lounge/diner, staircase access, plain walls and laminate flooring.



Lounge/Diner

Spacious lounge/diner with patio doors to rear aspect and UPVC double glazed window to front aspect, plain walls, plain ceiling, laminate flooring and radiator.



Kitchen

UPVC double glazed window to rear aspect, wall mounted boiler, range of wall and base units with complimentary worktops, stainless steel sink with mixer tap, gas hob/electric oven with extractor over, space for a washing machine, space for a fridge freezer, plain and tile walls, textured ceiling, vinyl flooring and radiator.



Landing

Access to first floor rooms, attic hatch, plain walls, textured ceiling and carpet flooring.



Bedroom One

UPVC double glazed window to front aspect, plain walls, plain ceiling, laminate flooring, storage cupboard, fitted wardrobes and radiator.



Bedroom Two

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



Bathroom

UPVC double glazed window to rear aspect, three piece suite comprising panel bath with electric shower, low level WC, pedestal wash hand basin, tile walls, textured ceiling, tile flooring and radiator.



Outside

FRONT- Drive with laid to lawn, side gate access to the garden.

REAR- Fence and wall boundary, laid to patio to side and rear, steps leading to a top tier with mature shrubs and trees.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D61

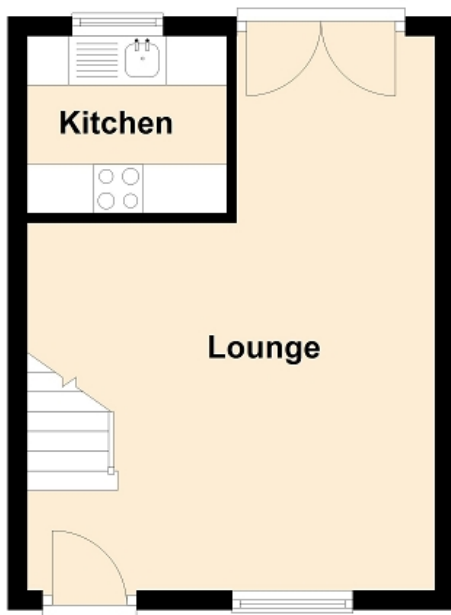
Tenure

We are informed that the tenure is Freehold



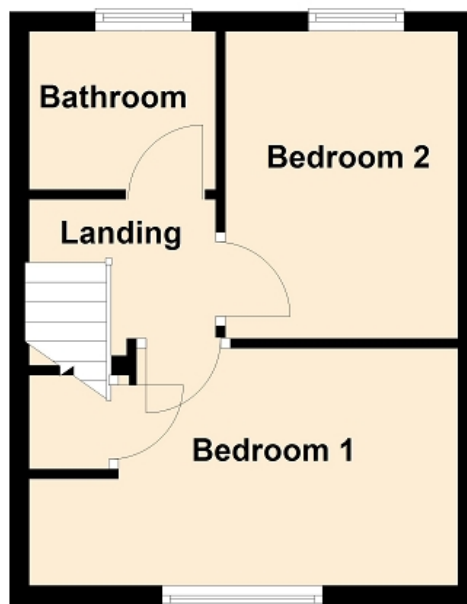
Ground Floor

Approx. 23.7 sq. metres (255.4 sq. feet)



First Floor

Approx. 24.9 sq. metres (268.5 sq. feet)



Total area: approx. 48.7 sq. metres (523.9 sq. feet)

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.