

1 Garden Court
Brackla
Bridgend
CF31 2JU

£199,950



- END TERRACE PROPERTY
- THREE BEDROOMS
- DRIVEWAY FOR SEVERAL VEHICLES
- SPACIOUS LOUNGE WITH LOG BURNER
- SHOWER ROOM
- NO ONGOING CHAIN
- FRONT & REAR GARDEN
- CLOSE TO LOCAL AMENITIES, SHOPS & SCHOOLS
- CLOSE TO M4 CORRIDOR
- CALL TODAY TO ARRANGE YOUR VIEWING ON 01656 750764

Ref: PRA10968

Viewing Instructions: Strictly By Appointment Only

General Description

*** NO ONGOING CHAIN *** Daniel Matthew Estate Agents are pleased to offer for sale this three bedroom end terrace property offered with no ongoing chain. The property comprises to the ground floor, entrance porch leading into the kitchen and spacious lounge. To the first floor, three bedrooms and shower room. Further benefits are front garden with driveway for several vehicles side gate leading to enclosed rear garden, Log burner fitted in the Lounge. Property is within close proximity to great school catchment, local amenities, M4 corridor offering easy access to Cardiff or Swansea. Viewing's are highly recommended, please contact a member of our team on 01656 750764.

Accommodation



Entrance Porch (3' 1" x 9' 1") or (0.95m x 2.78m)

Enter via UPVC double glazed obscured door into Porch, panelled ceiling, laminate flooring, radiator, door leading into Kitchen.



Kitchen (14' 6" x 8' 11") or (4.43m x 2.71m)

Two UPVC double glazed windows to front aspect, wooden panelled ceiling with spot lights, plain walls, tiled splashback, tiled walls, a range of matching wall and base units with complimentary work surfaces, one and a half bowl stainless steel sink with drainer and mixer tap, electric oven with five ring gas hob and extractor fan, integrated dishwasher, fridge/freezer and washing machine to remain, radiator, doors leading into;-



Lounge (15' 6" x 15' 2") or (4.73m x 4.63m)

UPVC double glazing tilt and slide door leading to enclosed rear garden, plain ceiling with coving, plain walls, laminate flooring, log burner, radiator, staircase leading to first floor, under stairs storage.



Landing

Textured ceiling, loft access, plain walls, fitted carpet, storage cupboard, doors leading into;-



Shower Room (6' 4" x 6' 4") or (1.93m x 1.92m)

UPVC double glazed obscured window to rear aspect, plain ceiling with extractor fan, tiled walls, tiled flooring, three piece suite comprising low level WC and floating wash hand basin inset into vanity unit, corner shower cubicle with mains overhead shower, chrome heated towel rail.



Bedroom One (11' 8" x 8' 9") or (3.55m x 2.66m)

UPVC double glazed window to rear front aspect, textured ceiling, spot lights and coving, plain walls, laminate flooring, radiator, built in wardrobes.



Bedroom Two (10' 7" x 7' 11") or (3.22m x 2.41m)

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



Bedroom Three (7' 5" x 7' 3") or (2.25m x 2.22m)

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



Outside

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C72

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.