



17 Cae Ffynnon, Brackla

£170,000 Freehold

END TERRACE PROPERTY • TWO BEDROOMS • NO ONGOING CHAIN, PERFECT BUY FOR FIRST TIME BUYERS • SPACIOUS LOUNGE/DINER • KITCHEN • GARAGE AND DRIVEWAY • GOOD SIZED TIERED REAR GARDEN, FRONT GARDEN & SIDE ACCESS • BATHROOM TO FIRST FLOOR • CLOSE TO M4 CORRIDOR, GREAT FOR COMMUTERS, CLOSE TO LOCAL SHOPS & AMENITIES • GREAT PUBLIC TRANSPORT LINKS, GREAT SCHOOL CATCHMENT

DanielMatthew
ESTATE AGENTS



Two bedroom end terrace with front and rear gardens, garage, and driveway. No chain. Ideal for first time buyers. Convenient location near M4, schools, and transport links.

Council Tax band: B

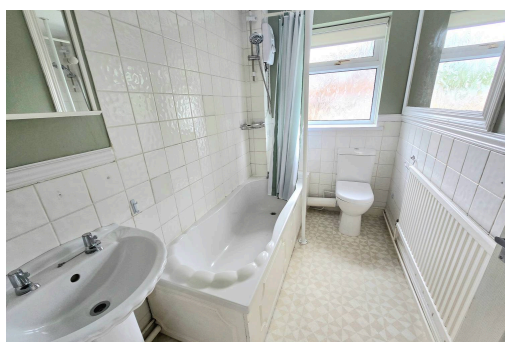
Tenure: Freehold

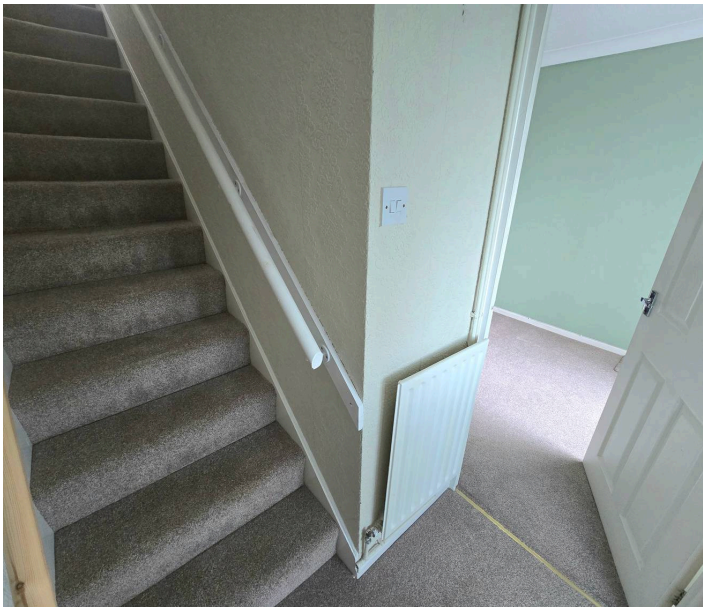
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- › END TERRACE PROPERTY
- › TWO BEDROOMS
- › NO ONGOING CHAIN, PERFECT BUY FOR FIRST TIME BUYERS
- › SPACIOUS LOUNGE/DINER
- › KITCHEN
- › GARAGE AND DRIVEWAY
- › GOOD SIZED TIERED REAR GARDEN, FRONT GARDEN & SIDE ACCESS
- › BATHROOM TO FIRST FLOOR
- › CLOSE TO M4 CORRIDOR, GREAT FOR COMMUTERS, CLOSE TO LOCAL SHOPS & AMENITIES
- › GREAT PUBLIC TRANSPORT LINKS, GREAT SCHOOL CATCHMENT





Porch

3' 8" x 3' 5" (1.1m x 1.04m)

Enter via UPVC double glazed obscured door leading into Porch, Two UPVC double glazed obscured windows to side aspect, plastered ceiling, plastered walls, tiled flooring, wooden door leading into hallway.

Hallway

Textured ceiling, papered walls, fitted carpet, staircase leading to first floor, electric consumer unit, cupboard housing gas meter, radiator, door leading into Lounge/Diner.

Lounge/Diner

17' 7" x 12' 0" (5.35m x 3.66m)

Two UPVC double glazed windows to front and side aspect, textured ceiling with coving, papered walls, fitted carpet, two radiators, door leading into Kitchen.



Kitchen

12' 1" x 6' 11" (3.68m x 2.12m)

UPVC double glazed obscured window leading to rear garden, UPVC double glazed window to rear aspect, textured ceiling, partially plain and tiled walls, tiled flooring, a range of matching wall and base units with complimentary work surfaces, one and a half stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for electric/gas cooker, space for fridge/freezer, radiator



Landing

UPVC double glazed window to side aspect, textured ceiling with loft access, papered walls, fitted carpets, doors leading into all first floor rooms.

Bathroom

8' 6" x 5' 3" (2.58m x 1.60m)

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

Bedroom One

11' 1" x 9' 1" (3.37m x 2.77m)

UPVC double glazed window to front aspect, textured ceiling, plastered walls, fitted carpet, built in fitted wardrobes with mirrored doors, airing cupboard housing gas boiler, radiator.

Bedroom Two

11' 5" x 6' 5" (3.49m x 1.96m)

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

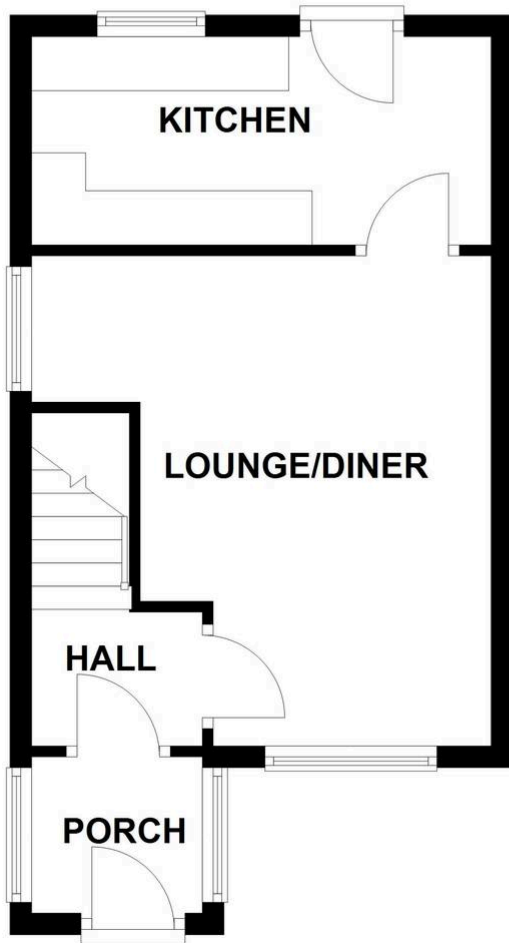
Garden

Front - Brick boundaries, patio, pathway leading to front door and side gate access, mature plants and shrubs. Side - Patio area, iron gate leading to rear garden. Rear - Brick boundaries, tiered garden, mostly patio area with mature shrubs and plants, steps leading up to tiered patio area. Integral door leading into single garage.





GROUND FLOOR



FIRST FLOOR

