



39 Trem-y-Mor, Brackla

Bridgend

£189,950



39 Trem-y-Mor

Brackla, Bridgend

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Unique two bedroom detached bungalow
- Situated within a popular area of Brackla
- Lovingly maintained by the same owner for over twenty five years
- Previously extended to the side to create a generous sun room/conservatory
- Available to purchase with no ongoing chain
- Contemporary fitted internal doors throughout and newly fitted carpet to both bedrooms
- Modern fitted kitchen and wet room/shower room
- Generous enclosed South facing rear garden
- Ideally situated within close proximity to local amenities, schools, dental and GP practices





Hall

The property is entered via a UPVC and glazed panel door into a light and inviting entrance hall. The hallway features fitted carpet flooring, with contemporary fitted internal doors giving access to the lounge/diner, bedroom one and the shower room.

Lounge/Diner

13' 11" x 17' 7" (4.25m x 5.37m)

The bright and spacious open plan lounge/diner benefits from fitted carpet flooring and benefits from sliding aluminium patio doors to the side. The L shaped space offers the ideal layout to host a dining table at one end, with direct access through to the kitchen.

Kitchen

6' 4" x 6' 11" (1.93m x 2.10m)

The kitchen area has been fitted with a matching range of modern base and wall mounted units, with a complimenting worktop. It offers space and a fridge/freezer, space for a free standing cooker and has a composite sink unit positioned below the UPVC double glazed window over looking the front. There is contemporary splashback tiling to the walls and fitted vinyl flooring.

Sun Room / Conservatory

14' 3" x 13' 7" (4.35m x 4.14m)

Previously an enclosed external courtyard garden, the Sun Room/Conservatory extension provides a spacious additional living space, offering a variety of uses. The room benefits from full insulation, wood cladding to walls, a polycarbonate sloping roof and fitted carpet flooring. Fitted storage units provide an abundance of storage and currently houses a modern gas combination boiler. To the rear, a UPVC window provides light and ventilation and a UPVC door gives access to the rear garden.



Bedroom One

13' 8" x 7' 10" (4.17m x 2.39m)

Bedroom room is a large double bedroom situated off the hallway. The room benefits from newly fitted carpet flooring, a contemporary access door and an original wood framed window to the rear, with natural light provided through the sun room.

Bedroom Two

7' 4" x 11' 11" (2.23m x 3.62m)

Bedroom two is located to the rear of the property. The comfortable size double bedroom benefits from newly fitted carpet flooring, a contemporary access door and a UPVC double glazed window with natural light provided by the sun room.

Shower Room

6' 4" x 5' 2" (1.93m x 1.58m)

The shower room/wet room provides a modern white three piece suite comprising; walk in shower area with wall mounted electric shower and half height shower screen enclosure, pedestal wash hand basin and low level WC. The room benefits from full tiling to all walls and a UPVC double glazed window to the front.

Front Garden

The low maintenance front garden enjoys an immaculate ornate stone rockery area, enclosed by a picket style border fence. There is access to the front door via two level pathways and the front aspect of the property enjoys a open green space view.



Rear Garden

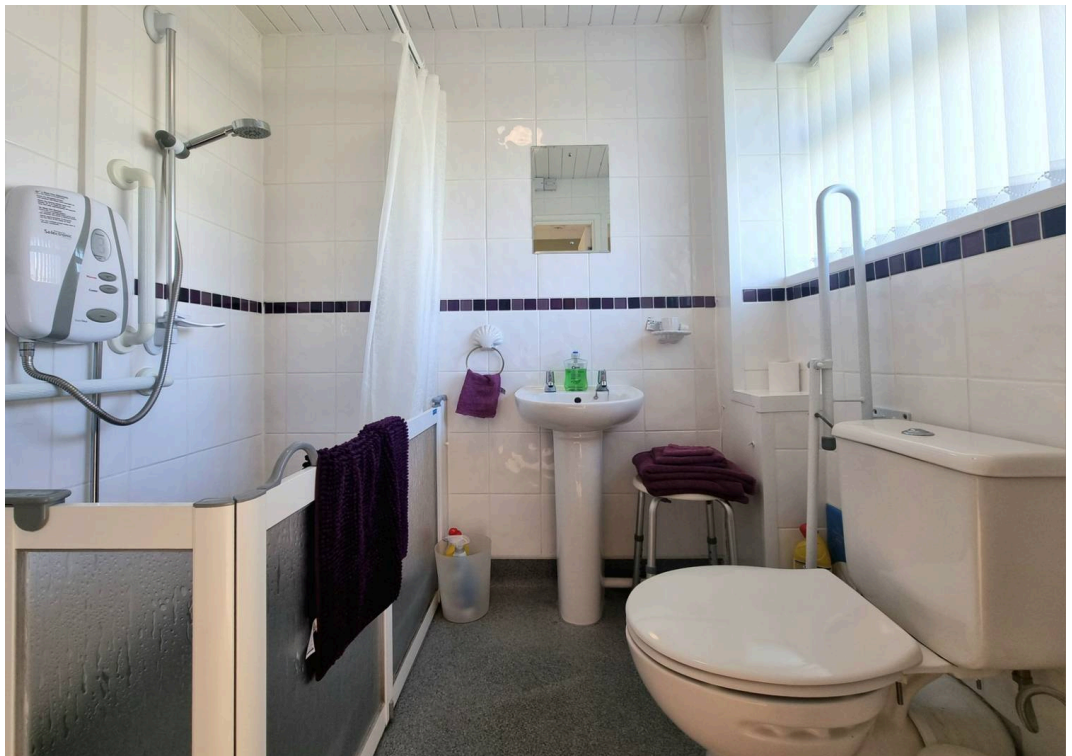
The generous enclosed rear garden offers two main areas to enjoy. There is a large level paved patio area, accessed from the sun room/conservatory and extends the full width of the bungalow. Central concrete steps lead down to a second level lawned area, enclosed by a half height wall and a half height iron gate to the side.

GARAGE

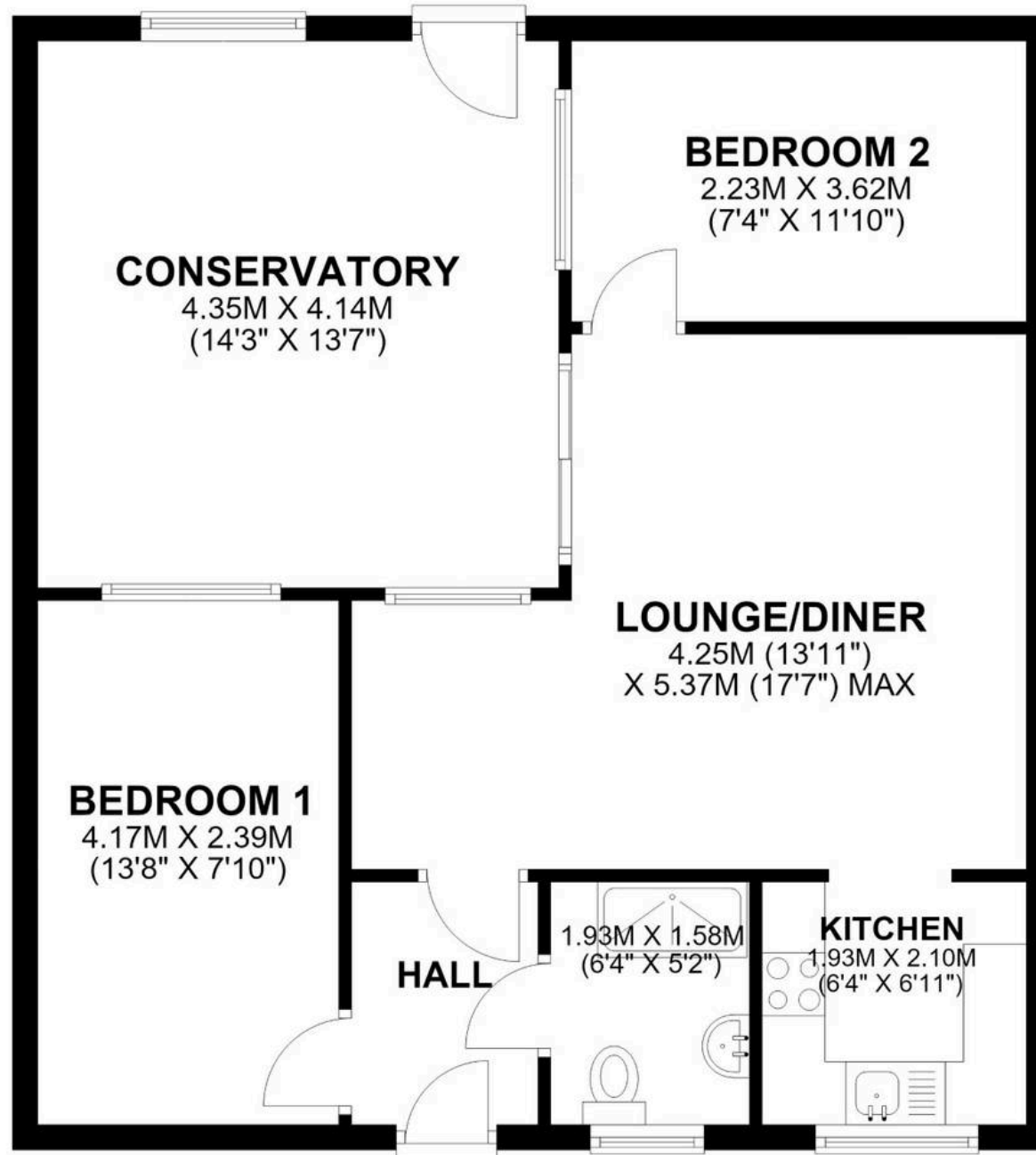
Single Garage

The property is sold with one allocated garage, within a row of self built garages located nearby the property.





GROUND FLOOR





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