

116 Hazeldene Avenue, Brackla

£99,999 Freehold

End Link Cluster House • One Double Bedroom, Benefitting From Built In Wardrobes • Open Plan Lounge/Diner With Feature Spiral Staircase • Modern Kitchen With Ample Storage & Fitted Bathroom • No Ongoing Chain • Ideal Purchase For First Time Buyers • Easy Access To M4 Corridor, Bridgend Town Centre & Local Amenities • Electric Heating Throughout • Contact A Member Of Our Team To Arrange A Viewing

DanielMatthew
ESTATE AGENTS



End link home in Brackla. Features open plan lounge/diner, spiral staircase, modern kitchen, double bedroom, parking, front garden, electric heating. No chain. Ideal for first time buyers.

Council Tax band: A

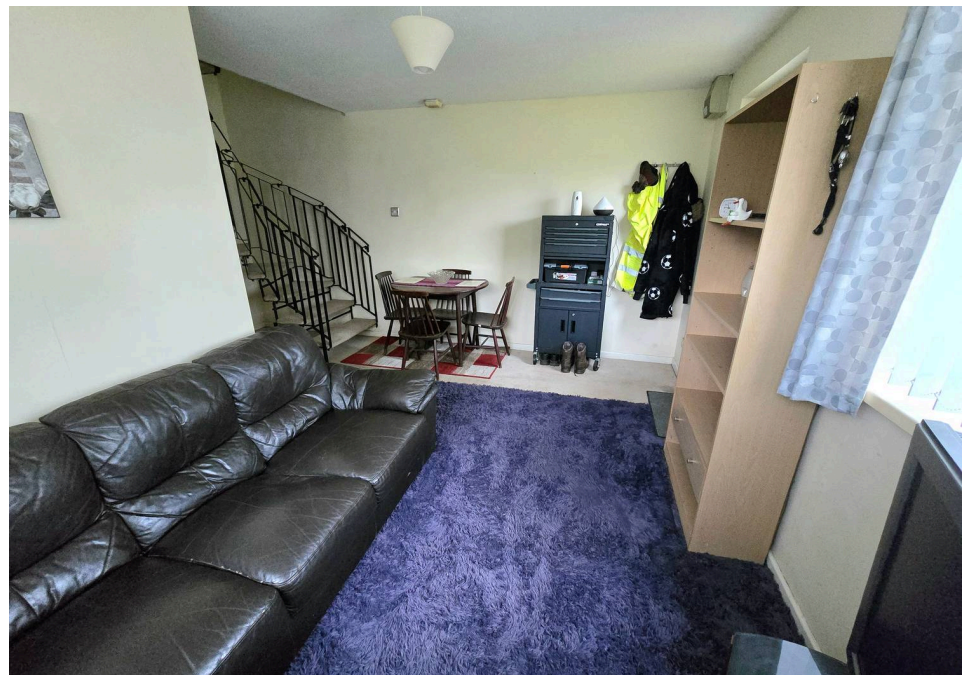
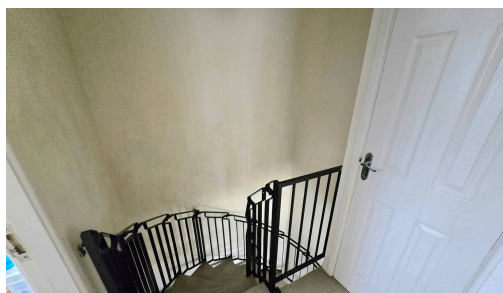
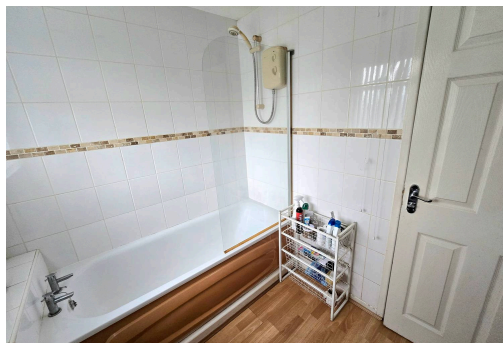
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



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Lounge/Diner

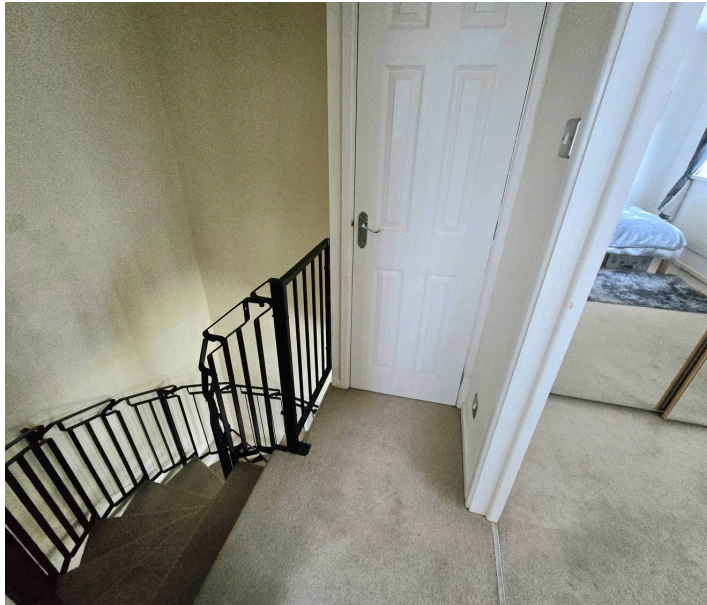
13' 8" x 13' 7" (4.16m x 4.15m)

Enter via UPVC double glazed obscured door leading into bright and airy Lounge/Diner, Two UPVC double glazed windows to front and side aspect, textured ceiling, plastered walls, fitted carpet, electric radiator, electric wall mounted fireplace, electric consumer unit, opening into kitchen, feature spiral staircase leading to first floor.

Kitchen

6' 9" x 6' 0" (2.06m x 1.82m)

UPVC double glazed window, plastered ceiling, plastered walls with tiled splashback, tiled flooring, a range of matching wall and base units with complimentary work surfaces, electric oven with four ring gas hob and extractor fan, circular stainless steel sink with drainer and mixer tap, plumbing for washing machine, plenty of ample storage.



Landing

Textured ceiling, plastered walls, fitted carpet, airing cupboard housing water tank, doors leading into bedroom and bathroom.



Bedroom

13' 8" x 8' 1" (4.16m x 2.46m)

UPVC double glazed window to front aspect, textured ceiling, plastered walls, fitted carpet, electric radiator, built in wardrobes to remain.

Bathroom

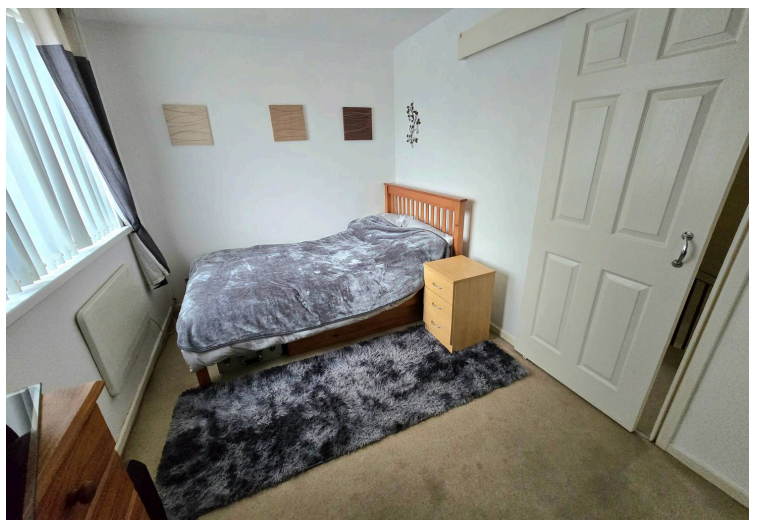
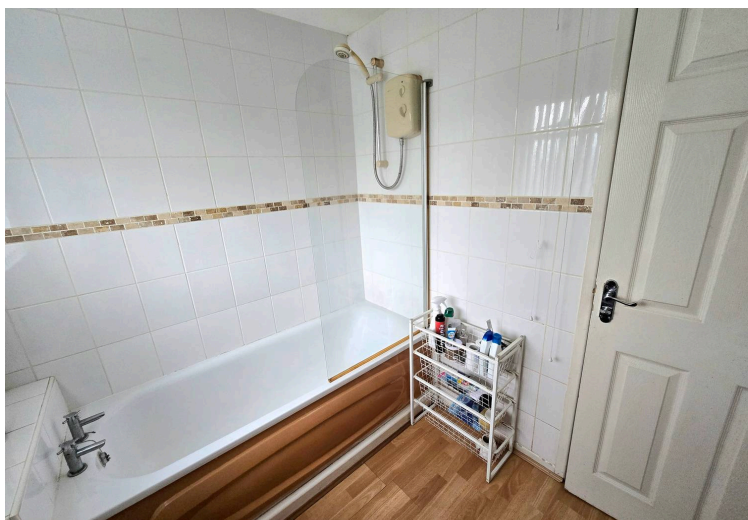
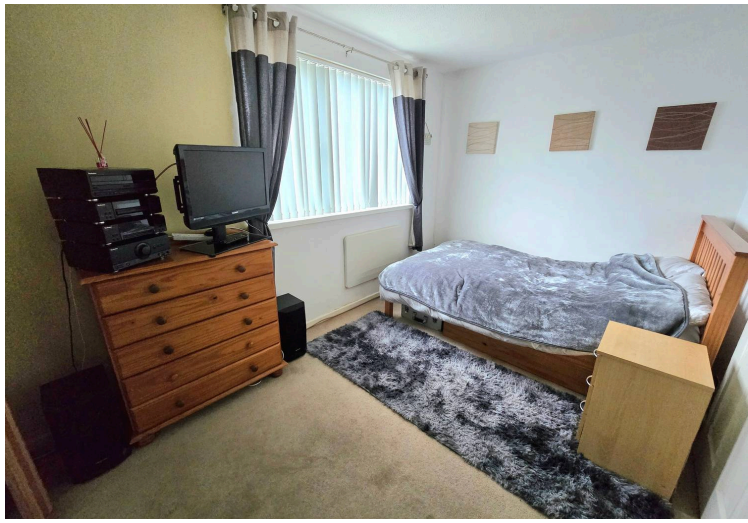
7' 2" x 6' 1" (2.19m x 1.85m)

UPVC double glazed obscured window, plastered ceiling with spot lights, tiled walls, laminate flooring, three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap and electric overhead shower, electric chrome heated towel rail.

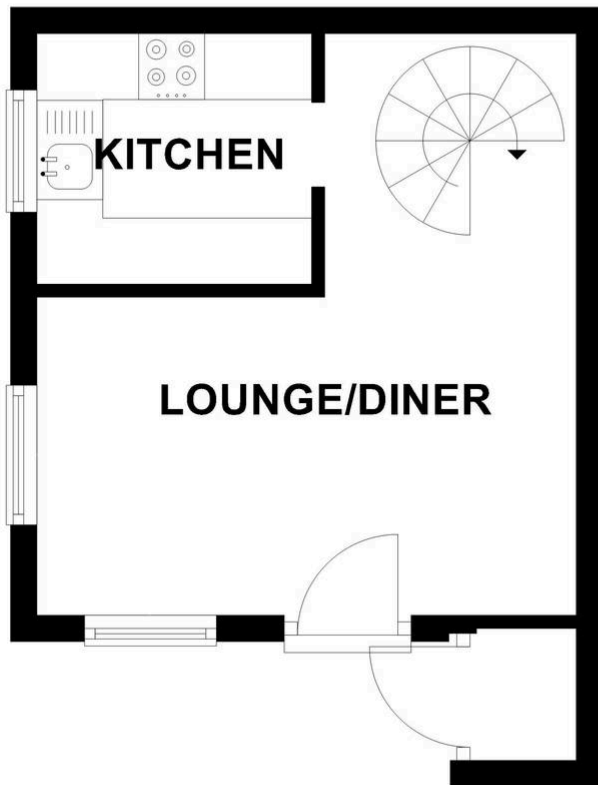
Front Garden

Front Garden, laid to lawn, pathway leading to front door. garden only to the front of property, leading to the side.





GROUND FLOOR



FIRST FLOOR

