

## 8 Trem-y-Mor, Brackla

£230,000 Freehold

Semi Detached Property • Three Double Bedrooms • Spacious Lounge & Second Reception Room • Good Sized Kitchen/Diner, Ideal For Entertaining • Downstairs Shower Room & Wet Room To First Floor • Situated In A Popular Area In Brackla, Bridgend. • Close Proximity To Bridgend Town Centre, Great Links Via Public Transport & Junction 36 of the M4 • Driveway To Front & Enclosed Rear Garden • No Ongoing Chain

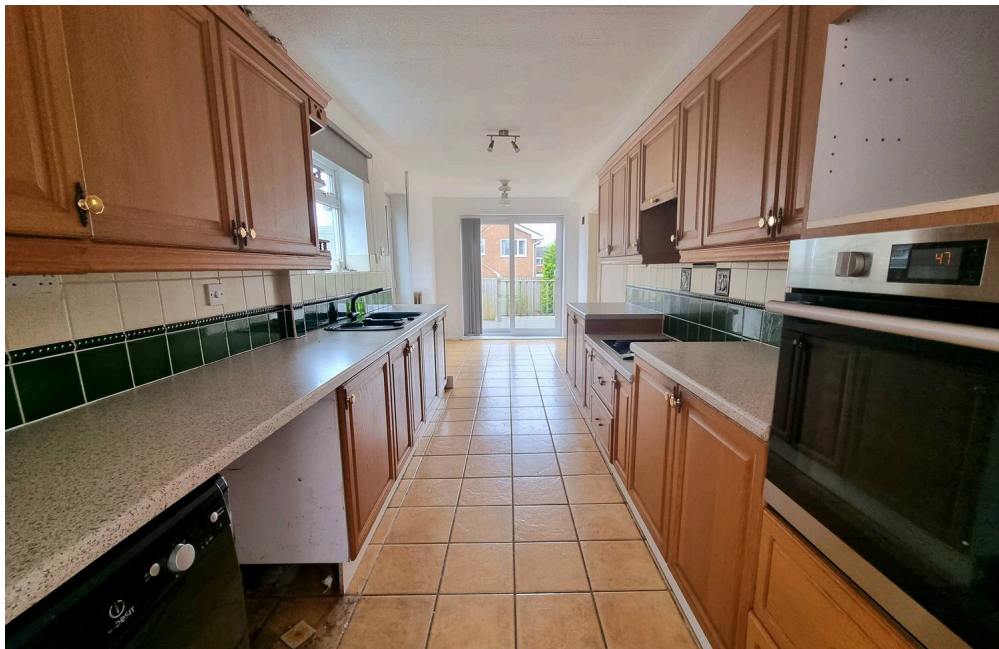
**DanielMatthew**  
ESTATE AGENTS



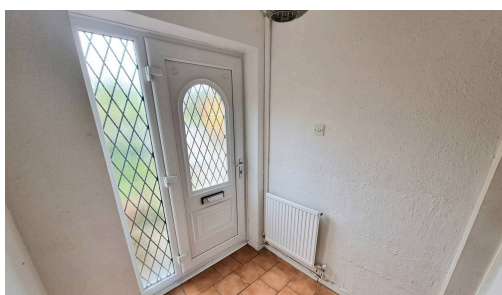
Three double bedroom semi-detached in Brackla with two receptions, wet room, driveway, rear garden, near shops, schools, transport links. No ongoing chain. Ideal for families or commuters.

Council Tax band: C

Tenure: Freehold



- Semi Detached Property
- Three Double Bedrooms
- Spacious Lounge & Second Reception Room
- Good Sized Kitchen/Diner, Ideal For Entertaining
- Downstairs Shower Room & Wet Room To First Floor
- Situated In A Popular Area In Brackla, Bridgend.
- Close Proximity To Bridgend Town Centre, Great Links Via Public Transport & Junction 36 of the M4
- Driveway To Front & Enclosed Rear Garden
- No Ongoing Chain





### **Hallway**

5' 10" x 5' 10" (1.79m x 1.77m)

Enter via UPVC double glazed obscured door with obscured side glass panel leading into hallway, textured ceiling, textured walls, tiled flooring, staircase with fitted carpet leading to first floor, radiator, door leading into Lounge.

### **Lounge**

22' 2" x 10' 10" (6.76m x 3.30m)

A Spacious Lounge, ideal for hosting/entertaining, comprising UPVC double glazed French doors leading out to enclosed rear garden, textured ceiling, papered walls, laminate floor, two radiators, door leading into Kitchen/Diner.

### **Kitchen/Diner**

22' 2" x 7' 10" (6.75m x 2.39m)

UPVC double glazed sliding doors leading to enclosed rear garden, UPVC double glazed obscured doors leading to side garden, UPVC double glazed window to side aspect, textured ceiling, plastered walls, tiled flooring, tiled splashback, a range of matching wall and base units with complimentary work surfaces, composite one and a half sink with drainer and mixer tap, electric oven with four ring gas hob and extractor fan, space for fridge/freezer, plumbing for washing machine and dishwasher, Ample storage throughout, radiator, space for dining table and chairs, door leading into garage conversation which offers a versatile room.



**Reception Room Two**

10' 2" x 6' 11" (3.11m x 2.11m)

UPVC double glazed sliding door leading to front of property, plastered ceiling, plastered walls, tiled flooring, drain access, radiator, A versatile room which can be used as a bedroom, home office or playroom. Door leading into Shower Room.

**Shower Room**

5' 1" x 4' 5" (1.55m x 1.34m)

UPVC double glazed obscured window to front aspect, plastered ceiling, tiled walls, tiled flooring, two piece suite comprising low level WC and double shower cubicle with electric shower.

**Landing**

Textured ceiling, loft access, plastered walls, fitted carpet, airing cupboard housing water tank, doors leading into all first floor rooms.

**Bedroom One**

13' 7" x 10' 7" (4.14m x 3.23m)

UPVC double glazed window to rear aspect, textured ceiling, plastered walls, laminate flooring, radiator.

**Bedroom Two**

10' 8" x 8' 4" (3.26m x 2.53m)

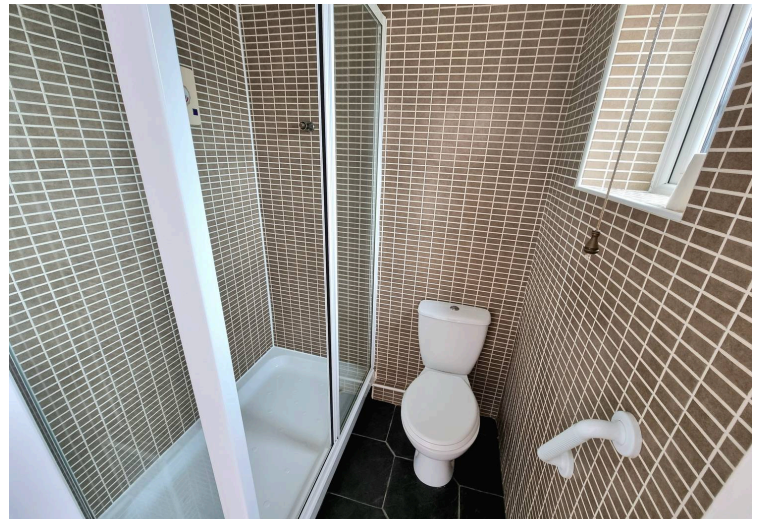
UPVC double glazed window to rear aspect, textured ceiling, plastered walls, laminate flooring, radiator.

**Bedroom Three**

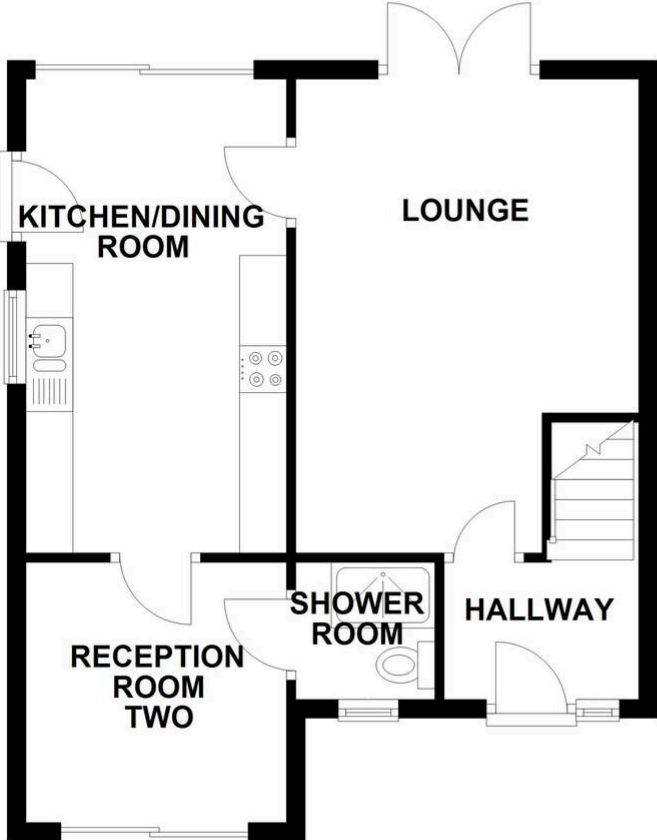
8' 4" x 8' 3" (2.54m x 2.52m)

UPVC double glazed window to front aspect, textured ceiling, plastered walls with feature panelling, laminate flooring, radiator.





**GROUND FLOOR**



**FIRST FLOOR**

