



7 Badgers Brook, Brackla – CF31 2QS
Bridgend

£165,000

7 Badgers Brook

Brackla, Bridgend

Welcome to this three bedroom semi detached house, which is perfect if you're looking for an ideal investment opportunity or a project to put your own stamp on. The property is in need of decoration, giving you the chance to create a home that suits your style and needs. Inside, you'll find a spacious living area, a practical kitchen, and a handy downstairs WC, making everyday life that little bit easier. Upstairs, there are three good sized bedrooms, along with a family bathroom on the first floor (great for busy mornings). The layout works well for families, couples, or anyone wanting a bit more space. The property also comes with a garage, offering extra storage or parking options. With its potential and great layout, this house is just waiting for someone to come along and make it their own. Whether you're looking to invest, renovate, or settle into a new home, this property offers plenty of possibilities. Don't miss your chance to view and imagine the opportunities that await. Contact us today to arrange a viewing or to find out more.

- Three bedroom end link house
- In need of modernisation
- Ideal investment opportunity
- Downstairs WC and first floor bathroom
- Enclosed rear garden and garage
- CHAINFREE





Entrance

Via part glazed front door in the entrance hall.

Entrance hall

Foot cleaning carpet and wooden flooring, radiator, doors leading to the WC and lounge. Stairs to the first floor with handrail.

Downstairs WC

5' 3" x 2' 11" (1.60m x 0.90m)

Laminate flooring, radiator and frosted PVCu window to the front. Two piece suite comprising wall mounted porcelain sink with stainless steel hot and cold taps and tiled splash back and low level WC.

Lounge

15' 1" x 11' 6" (4.60m x 3.50m)

Brick effect feature papered wall, fire surround with tiled hearth and electric fire. Radiator, PVCu window to the front and glazed doors leading into the kitchen and door leading to under stairs storage with plug socket.

Kitchen / diner

14' 9" x 10' 2" (4.50m x 3.10m)

Tiled flooring, part papered walls, radiator, breakfast bar and space for table and chairs. Washing machine, stainless steel one and half sink drainer with stainless steel mixer tap and hand attachment. A range of wall and base units, pantry style cupboard and wood effect laminate work tops. Four ring ceramic hob and stainless steel oven and extractor hood. Tiled splash backs and Ideal wall mounted boiler. PVCu window to the rear and PVCu sliding doors leading to the rear garden.



Landing

Via stairs with spindle balustrade and handrail, floorboards, PVCu window to the side of the property, plug socket and loft access. Doors leading to three bedrooms, bathroom and over stairs airing cupboard housing the tank and further door leading into storage.

Bedroom 1

12' 2" x 7' 10" (3.70m x 2.40m)

Feature papered wall, floorboards, PVCu window to the rear of the property, plug sockets, radiator and built in wardrobe with double doors.

Bedroom 2

11' 2" x 8' 2" (3.40m x 2.50m)

PVCu window to the front of the property, plug sockets, radiator and floorboards.

Bedroom 3

8' 10" x 6' 3" (2.70m x 1.90m)

Radiator, plug sockets, PVCu window to the rear of the property and floorboards.

Shower room

5' 3" x 5' 11" (1.60m x 1.80m)

Tiled walls and flooring, frosted PVCu window to the front of the property and radiator. Three piece suite comprising low level WC, pedestal wash hand basin with stainless steel mixer tap and shower cubicle with sliding door and stainless steel shower head and attachment.

Outside

Tarmac driveway to the front leading to the detached garage to the side, laid to lawn with mature shrubs and trees. Paved steps leading to the front door. The rear garden is paved with planters, bound by fencing and step up to a lawned area with mature shrubbery. Sheds and access to the rear garage accessed via an up and over door.

Note

"All services/appliances have not and will not be tested" "SOLD AS SEEN"





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	76
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	77	82
England, Scotland & Wales		



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