



13 Cae Coed Erw, Brackla – CF31 2HX

Bridgend

£210,000



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Brackla, Bridgend

Welcome to this inviting three bedroom terraced house, perfectly positioned in a quiet cul-de-sac and just a short stroll from local amenities and the nearby hospital. Step inside to discover a spacious lounge that's perfect for relaxing evenings or entertaining friends. Upstairs, you'll find three well-proportioned bedrooms, offering flexibility for a growing family, home office space, or guest rooms. The bathroom is clean and functional, ready for your personal touch. Storage won't be an issue here, with handy cupboards and clever use of space throughout the home. This house is a great opportunity for first-time buyers, young families, or anyone looking for a home that's easy to maintain and close to everything you need. With its peaceful setting and practical layout, this property offers the perfect blend of comfort and convenience. Don't miss the chance to make it your own - book a viewing today and see for yourself just how much it has to offer.

- Three bedroom terraced house
- Close to local amenities
- Cul-de-sac location
- Front and rear gardens
- Close to local hospital





Entrance

Via UPVC front door directly into kitchen / dining area.

Kitchen / Dining room

16' 1" x 9' 10" (4.90m x 3.00m)

Emulsion ceiling and walls, tiled floor, matching base and wall units, four ring hob with electric oven, tiled splashback areas, stainless steel sink and space for fridge-freezer.

Utility room / Office area

7' 7" x 11' 6" (2.30m x 3.50m)

Emulsion ceiling and walls, tiled floor, window, boiler, work top, space for washing machine and tumble drier.

Lounge

16' 1" x 12' 6" (4.90m x 3.80m)

Sliding doors leading to garden, tiled floor, emulsion ceiling and walls.

Landing

Loft access, wired in smoke alarm, fitted carpet, storage cupboard and emulsion ceiling and walls.

Bedroom one

9' 2" x 12' 6" (2.80m x 3.80m)

Fitted carpet, papered walls, window and emulsion ceiling.

Bedroom two

11' 2" x 8' 10" (3.40m x 2.70m)

Fitted carpet, papered walls, window, wall mounted rails and emulsion ceiling.

Bedroom three

9' 6" x 6' 3" (2.90m x 1.90m)

Fitted carpet, emulsion walls, window and emulsion ceiling.



Bathroom

5' 3" x 6' 7" (1.60m x 2.00m)

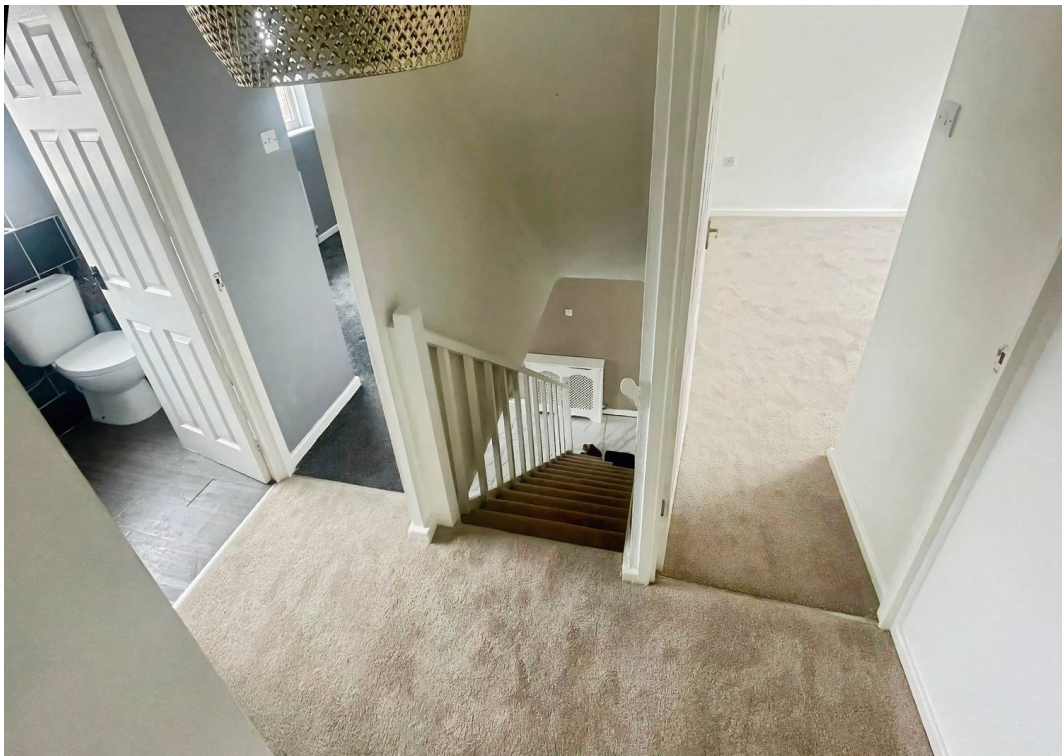
Three piece suite comprising bath with overhead shower, pedestal sink and low level W.C.

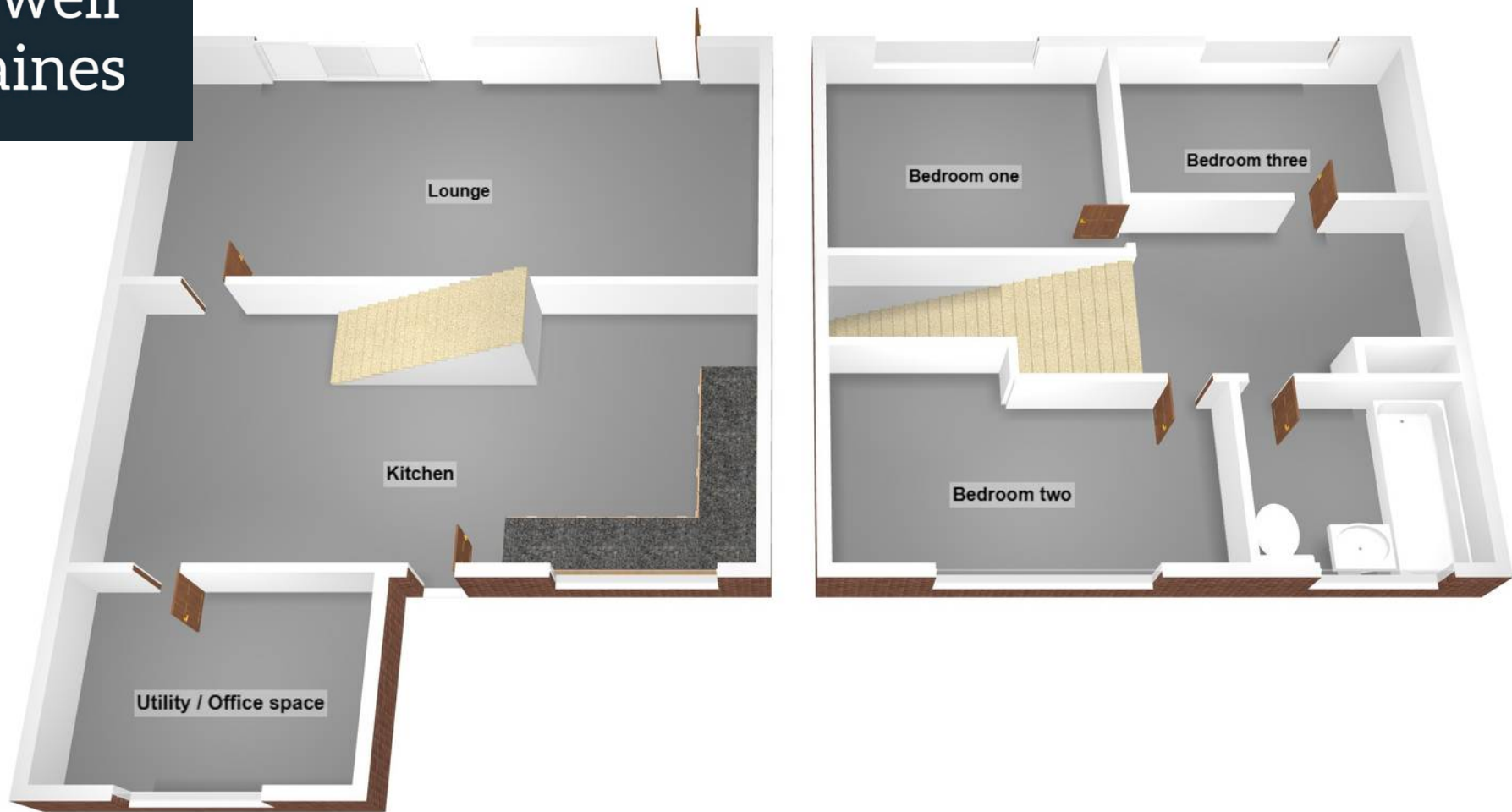
Tiled splash back areas, frosted window and laminate floor.

Outside

To the front of the property there is a concrete drive, laid to lawn area, bound by picket fencing and a gravel area. The rear garden is bound by brick wall and fencing with patio area, the remainder of the garden is laid to lawn with mature trees to the rear.







Payton Jewell Caines

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