



17 Trem-y-Mor, Brackla

Bridgend

£165,000



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Brackla, Bridgend

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- A very well maintained semi detached property
- Situated at the head of a quiet street with no passing traffic
- Available to purchase with no ongoing chain
- In need of some cosmetic decorative updating
- Entrance porch, Hallway, Lounge, Kitchen/Diner and WC to the ground floor
- Walk in dressing room/home office leading off Bedroom One (formerly bedroom three)
- Modern fitted kitchen and shower room
- Impressive enclosed rear garden laid mainly to lawn
- Driveway off road parking plus integral single garage
- An ideal purchase for first time buyers





Porch

4' 8" x 11' 3" (1.41m x 3.44m)

The property is entered via a UPVC double glazed panel door into a bright and spacious entrance porch. The porch is UPVC framed and fitted with double glazed window to the front. There is ceramic tiled flooring, a UPVC side access door giving entry to the garage and a second UPVC framed and double glazed panel door giving access to the hallway.

Hallway

The hallway has a fixed staircase rising to the first floor accommodation, doorways leading to the useful ground floor cloakroom and large rear lounge. The previous flooring has been removed to expose the original concrete floor, that continues through to the WC and lounge.

WC

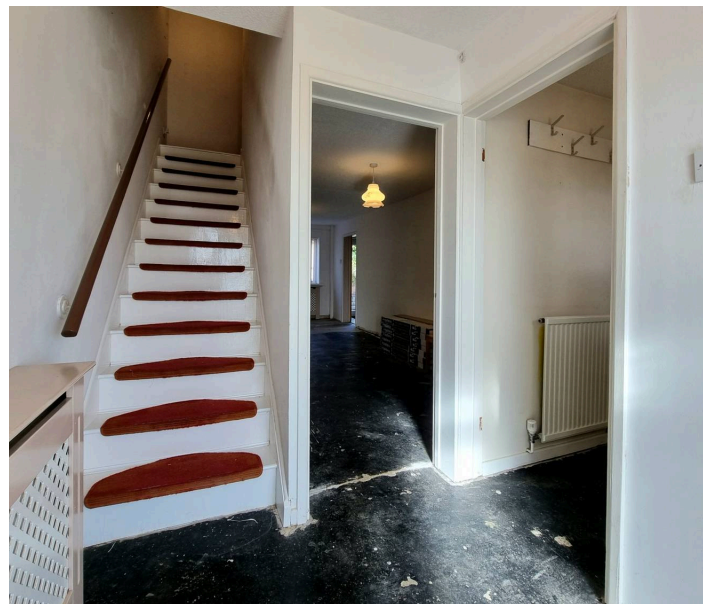
5' 7" x 4' 7" (1.70m x 1.40m)

The surprisingly spacious ground floor WC has been fitted with with a white two piece suite comprising; wall mounted wash hand basin and low level WC. There is a UPVC double glazed window to the front providing natural light and wall mounted coat hooks providing cloaks storage.

Lounge

22' 1" x 10' 7" (6.72m x 3.23m)

The generous sized lounge offers a blank canvas with plain white plastered walls, original concrete flooring extending from the hallway, has access to a useful understairs storage area and a large UPVC double glazed window to the rear. Brand new packs of laminate wood flooring have been left to one side if a purchaser wishes to use this to lay, as intended. A wooden sliding door to the side leads into the kitchen/diner.





Kitchen/Diner

15' 9" x 7' 10" (4.81m x 2.38m)

The kitchen/diner features ceramic tiled flooring, a UPVC double glazed window to the side positioned above the sink area and sliding UPVC double glazed patio doors to the rear, providing light, access and views of the garden. The kitchen has been fitted with a matching range of modern base, larder and wall mounted units, with wooden butcher block effect laminated worktops. There is an integrated electric oven with four burner gas hob, a twin draining board stainless steel sink unit and the kitchen offers space for two appliances.

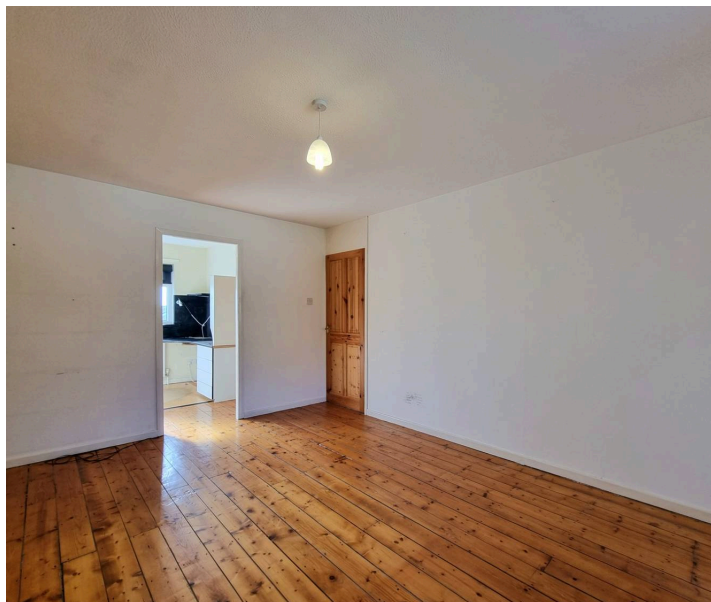
Landing

The staircase rising to the first floor landing features oval shaped carpet stair treads and leads to the landing featuring solid wood flooring. The landing gives access to all bedrooms, a generous airing storage cupboard and the shared shower room.

Bedroom One

13' 4" x 10' 0" (4.06m x 3.04m)

The largest of the three bedrooms is located to the rear of the property. The room features exposed varnished solid wood floorboards, a UPVC double glazed window to the rear and now benefits from a walk way leading through to the current dressing room/home office or formerly the third bedroom.



Bedroom Two

10' 7" x 8' 5" (3.23m x 2.56m)

The second comfortable double sized bedroom is located to the rear of the property. The room benefits from fitted carpet flooring and a large UPVC double glazed window.

Bedroom Three

8' 2" x 6' 2" (2.49m x 1.88m)

The third bedroom is located to the front of the property.

The room now has an opening between the adjoining wall of bedroom one, creating a spacious walk in dressing room/office area. The room features floor to ceiling fitted cupboard storage to one wall, retains the original doorway leading off the landing area and has a UPVC double glazed window.

Shower Room

The modern shared shower room is fitted with a modern white three piece suite comprising; double shower cubicle with mains powered shower and full height shower screen, pedestal wash hand basin and low level WC. The floor is fitted with vinyl flooring and there is a UPVC obscure double glazed window to the front.

Rear Garden

The large rear garden boasts a spacious paved patio area adjacent to the property, with slight steps beyond the patio leading to a generous level lawned space. To the far rear of the garden, slight steps up leads to a second level paved patio area and is enclosed from the pathway behind by feather edge wood fencing.

Driveway

To the front of the property, a level concrete driveway provides off road parking for two vehicles ahead of the integral garage. The lawn to the side of the driveway also provides scope to extend the driveway to accommodate further parking.

Garage

The integral garage benefits from a modern white electric roller shutter door, with a separate UPVC side door to the front giving access to the porch. The garage houses the modern gas combination boiler and has insulation fitted to the internal wall of the property.





GROUND FLOOR



FIRST FLOOR





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