

Mandela Avenue,
Brackla,
Bridgend County.
CF31 2NR

230,000



- Three Bedroom Extended Dormer Bungalow
- Master bedroom has a small chill area and stairs access to the Second Reception Room
- NO ON GOING CHAIN
- Kitchen and Lean to conservatory
- Three Bedrooms and Family Bathroom
- Second Reception Room has a small kitchen (multiple uses)
- Front and rear garden
- Allocated parking (potential to make a parking space to the front of the garden)
- Must To View Property

Ref: PRA10475

Viewing Instructions: Strictly By Appointment Only



General Description

"Extended Dormer " * Three Bedroom Dormer Bungalow * NO ONGOING CHAIN * Daniel Matthew are pleased to offer for sale this semi detached three bedroom bungalow situated in the popular location of Brackla. To the ground floor comprising entrance hall, lounge/diner, kitchen and lean to conservatory, there is also a generous second reception room accessed from the stairs in the master bedroom(potential to add access through the lounge). To the first floor two double bedrooms and bathroom and a generous master with has it only chill(lounge area), the stairs in this room give you access to the second reception room. Further benefits allocated parking, garden to front and rear. This is a unique property which has been extended and is a must to view to be appreciated of the potential uses. Call our team to arrange a viewing 01656 750764.

Accommodation



Entrance Hallway

Enter via wooden door and side aspect picture window to front aspect, plain walls, plain ceiling, carpet flooring and access to the ground floor rooms and staircase access to the first floor.



Lounge/Diner (13' 04" x 13' 0") or (4.06m x 3.96m)

UPVC double glazed window to front aspect, plain walls, plain ceiling, radiator, carpet flooring and arch access to the dining area.



Dining Area (13' 0" x 8' 0") or (3.96m x 2.44m)

UPVC double glazed window to rear aspect, plain walls, plain ceiling, radiator and carpet flooring.



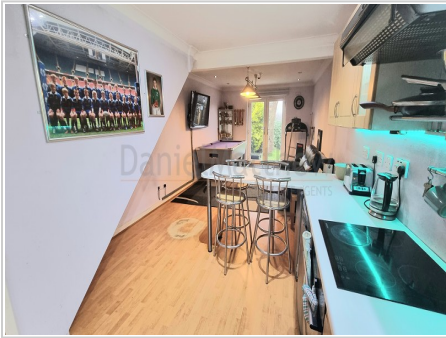
Kitchen (12' 07" x 7' 04") or (3.84m x 2.24m)

Range of wall and base units with complimentary worktop, composite sink with mixer tap, electric hob and oven with extractor over, boiler is housed in the kitchen, space for a under counter washing machine, space for a undercounter fridge and space for a under counter freezer, plain walls, plain splashback and tile flooring.



Lean To Conservatory (9' 10" x 8' 09") or (3.00m x 2.67m)

Lean to conservatory with a rear and side UPVC double glazed door, plaster board walls and two windows with a plastic corrugated roof and carpet flooring.



Second Reception Room (25' 11" x 11' 06") or (7.90m x 3.51m)

Generous downstairs reception room which measures 25ft x 11 ft, presently a game room but generous reception room which has UPVC french doors to front and rear, range of wall and base units with complimentary worktops, electric hob and oven with extractor over, plain walls, plain ceiling, laminate flooring and radiator.

Landing

Plain walls, textured ceiling, carpet flooring, attic hatch and access to first floor rooms.



Bedroom One (21' 03" x 11' 06") or (6.48m x 3.51m)

Generous bedroom which is spacious enough for small living area also, plain walls, plain ceiling, velum window to front and UPVC double glazed window to rear, radiator and carpet flooring.



Bedroom Two (10' 06" x 9' 07") or (3.20m x 2.92m)

Rear velux window with plain walls, plain ceiling, carpet flooring and radiator.



Bedroom Three (13' 09" x 10' 01") or (4.19m x 3.07m)

UPVC double glazed window to rear aspect, plain walls, plain ceiling, radiator, carpet flooring and pull down ladder to a lovely top bunk area which is perfect for children.

Bathroom (10' 09" x 9' 11") or (3.28m x 3.02m)

Four piece suite comprising generous enclosed shower with thermostatic shower, panel bath with mixer tap, low level WC, vanity wash hand basin, radiator, plain ceiling, plain and panel walls and vinyl flooring.

Outside

Front - Fence and hedge boundary with gate access, laid to lawn and path access to the front and side gate to the rear.

Rear - Fence boundary with steps leading up from the rear patio, path access running along the laid to lawn top garden, top patio which is spacious for a shed ,laid to lawn and mature bushes.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: 76

Tenure

We are informed that the tenure is Freehold

Length of lease: .

Ground Rent

Service Charge

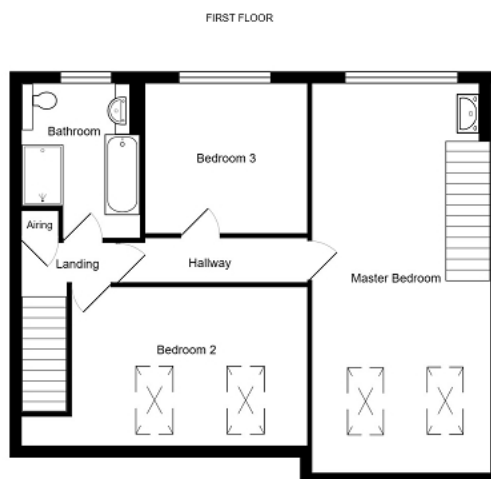
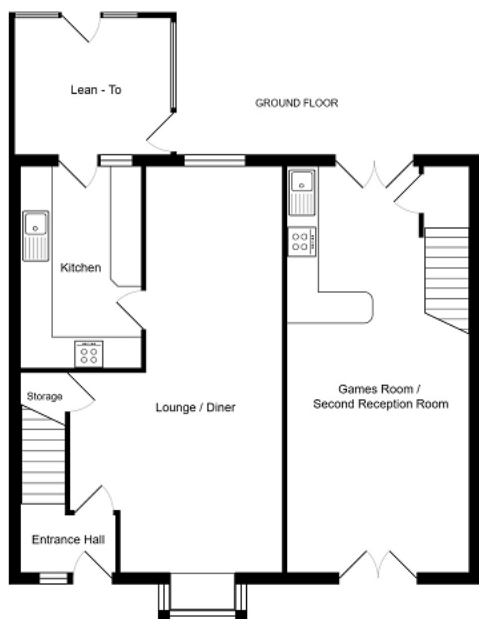
Council Tax

Band Not Specified

Deposit: NOT KNOWN







Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.