

82 Trem-Y-Mor  
Brackla  
Bridgend  
CF31 2HB

£154,950



- Two Bedroom Mid Terrace
- Must Be Viewed
- Beautifully Presented
- Beautiful Fitted Kitchen
- Garden to Front and rear
- Allocated Parking
- Ideal Investment/First Time Buy
- Two Bedroom Rooms
- Close to local amenities
- Must To view

**Ref: 16032055**

Viewing Instructions:



## General Description

\* Two Bedroom Mid \* Daniel Matthew are pleased to offer for sale this well present two bedroom mid terrace. Comprising kitchen, lounge. To the first floor two double bedrooms and bathroom. Further benefits gardens to front and rear, allocated parking. Close to local amenities, schools and M4 access. Call to arrange a viewing 01656 750764

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## Accommodation

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### Entrance

Enter via UPVC double glazed door to kitchen area.



### Kitchen (13'3" x 9'11") or (4.06 x 3.03)

UPVC double glazed window to front aspect. Plain ceiling. Wall and base units with complimentary work surfaces. Compostire sink with mixer tap over. Integrated oven and hob. Plumbing for washing machine. Space for fridge/freezer. Splashback. Laminate flooring. Boiler.



### Lounge (14'1" x 10'9") or (4.30m x 3.3m)

UPVC picture window, UPVC doors to rear aspect, plain ceiling, plain walls, radiator, laminate flooring.



### Bedroom One (11'8" x 12'2") or (3.56m x 3.73m)

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



### Bedroom Two (11' 8" x 10' 4") or (3.56m x 3.15m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, laminated flooring, radiator, built in shelving unit.

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## Bathroom

Fitted three piece white suite comprising low level WC and wash hand basin inset with vanity unit, panelled bath with shower over, fully tiled wall and floors, radiator.



## Outside

Front - Laid to lawn, pathway leading to property, patio area.

Rear - Wall and fenced boundaries, decorative gravelled area, decking, garden shed.

Allocated parking to front.

## Services

Mains electricity, mains water, mains gas, mains drainage

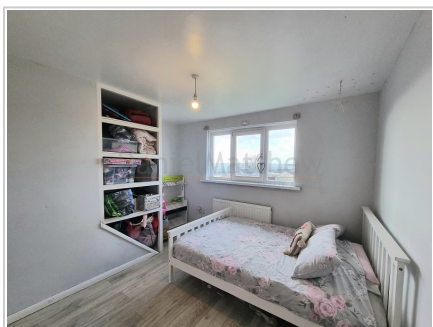
EPC Rating: C70

## Tenure

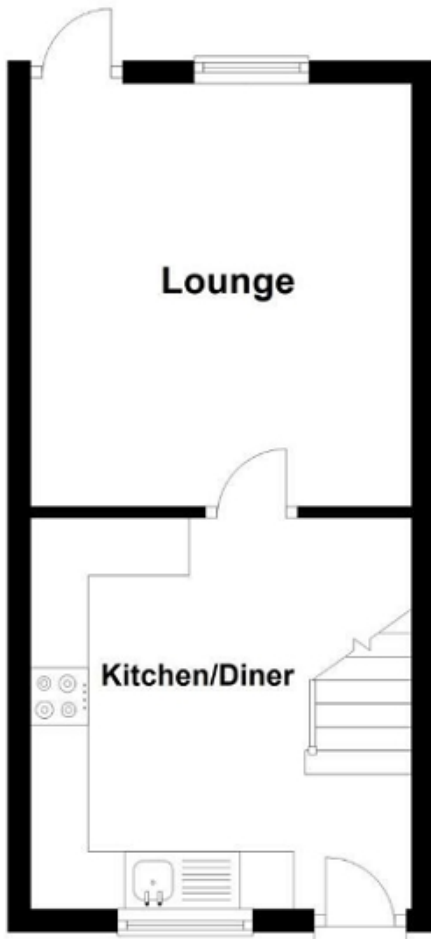
We are informed that the tenure is Freehold

## Council Tax

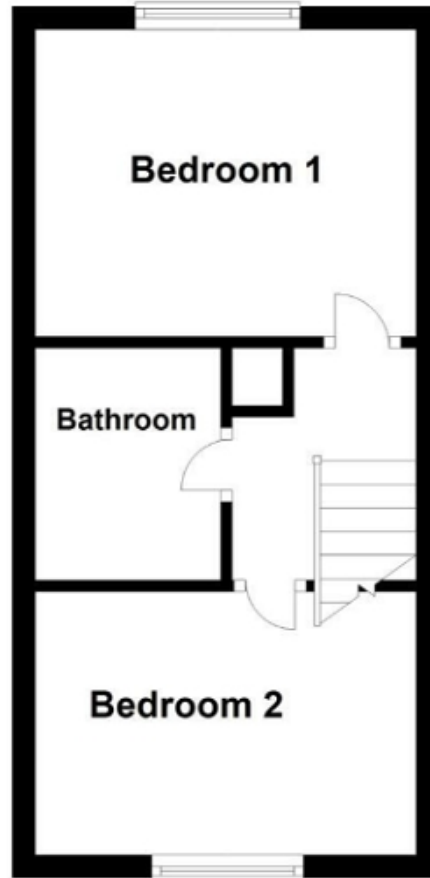
Band C



## Ground Floor



## First Floor



*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.*