

8 Hunters Ridge
Brackla
Bridgend

£199,950

CF31 2LH



- Three Bedroom Semi Detached
- Lounge / Dining Room
- Kitchen with pleasant views
- Cloakroom / WC
- Family Bathroom
- Nicely Presented Gardens to Front & Rear
- Generous Driveway & Garage With Electric
- No Ongoing Chain
- Ideal For A First Time Buyer



Ref: 18024135

Viewing Instructions:

General Description

NO ONGOING CHAIN - IDEAL FOR A FIRST TIME BUYER Daniel Matthew are pleased to offer for sale this three bedroom semi detached property situated on the popular Brackla estate. Comprising of entrance hallway, through lounge/diner, kitchen and cloakroom/WC. To the first floor three bedrooms and bathroom. Further benefits off road parking which has a generous driveway leading to a garage which has electric. Nicely presented gardens to front and rear, with pleasant views to the rear. Call our team on 01656 750764 to arrange a viewing.

Accommodation



Hallway

Enter via front door into hallway. Staircase off to first floor. Tiled floor and skimmed ceiling. Radiator. Door leading to lounge. Door leading to inner hall, with door to WC.



Cloakroom/w.c

Obscure UPVC double glazed window. Tiled floor. Sloping ceiling. WC.



Lounge/Diner (23' 5" x 12' 2" Max) or (7.13m x 3.72m Max)

A spacious through lounge / diner. UPVC double glazed Georgian style window to the front with radiator under. Skimmed walls and ceiling. Fitted carpets. Leading into the dining area there is ample room for a table and chairs. UPVC window over looking rear garden. Radiator.



Kitchen (10' 4" x 8' 11") or (3.16m x 2.71m)

Situated to the rear of the property with UPVC double glazed window and door leading to rear garden. Skimmed walls and ceiling. Tiled floor. Wall mounted and low level kitchen cupboards. Stainless steel sink with drainer and mixer taps. Radiator.

Landing

Landing has access to loft which is part boarded and has a ladder. UPVC double glazed window to side. Doors leading to all upstairs rooms.



Bedroom One (13' 5" x 9' 10") or (4.08m x 3.0m)

Situated to the front of the property with UPVC double glazed window with radiator under. Skimmed walls and ceiling. Fitted carpets. Cupboard housing combination boiler.



Bedroom Two (11' 8" x 10' 7") or (3.55m x 3.22m)

Situated to the rear of the property with UPVC double glazed window with radiator under over looking the garden and pleasant views to rear. Skimmed walls and ceiling. Fitted carpets.



Bedroom Three (10' 0" x 8' 6" Max) or (3.05m x 2.59m Max)

Situated to the front of the property L shaped with UPVC double glazed window with radiator under. Skimmed walls and ceiling. Vinyl flooring.



Bathroom (6' 9" x 6' 9") or (2.05m x 2.05m)

Situated to the rear of the property with obscure UPVC double glazed window. Skimmed walls and ceiling. Three piece suite includes bath, pedestal wash hand basin and WC. Fitted carpets. Radiator.



Garden

An enclosed rear garden with pleasant views over looking Bridgend. Fully enclosed with a seating area. Turfed garden with mature shrubs and bushes. Garden shed. Green house. Access via side to front.

The front has a generous driveway leading to a detached garage which has power and lighting. There is a pleasant front garden which has a turfed lawn and includes bushes and shrubs.

Services

Mains electricity, mains water, mains gas, mains drainage

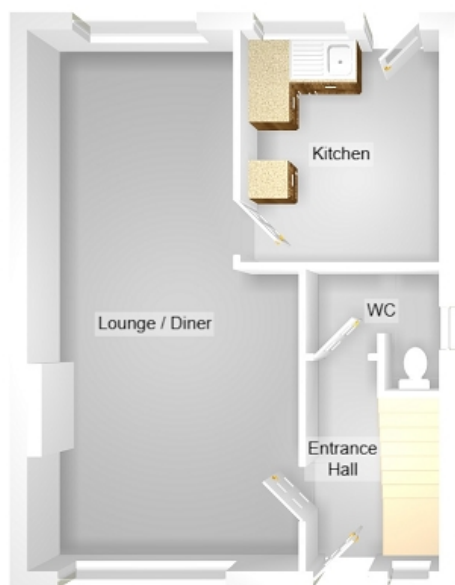
EPC Rating: D68

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D



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.