

35a Highfields
Brackla
Bridgend
CF31 2PA

£158,000



- Two Bedroom End Terrace Home
- Ideal Investment
- Lounge
- Newly Refurbished Kitchen
- Rear Garden
- No Onward Chain
- Close To Local Amenities
- Good Transport Links
- Ideal First Home
- Call To Arrange An Appointment

Ref: PRA10583

Viewing Instructions:



General Description

* IDEAL FIRST HOME OR INVESTMENT * Daniel Matthew are pleased to offer for sale this well presented two bedroom end terrace property situated on the popular estate Brackla. Comprising lounge and refurbished kitchen. To the first floor two bedrooms and bathroom. Further benefits garden to rear. Offered with NO ONWARD CHAIN, Call our team to arrange an appointment 01656 750764.

Accommodation

Entrance

Enter via UPVC double glazed door to hallway, textured ceiling, plain walls, laminate flooring, stairs to first floor, door to lounge.



Lounge (15' 0" x 9' 0") or (4.57m x 2.74m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, laminate flooring, fire with surround, radiator, door to kitchen.



Kitchen (13' 0" x 7' 0") or (3.96m x 2.13m)

UPVC double glazed window to rear aspect. Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, space for fridge/freezer, plumbing for washing machine, integrated hob and oven, UPVC double glazed door to rear garden, tiled flooring.

Landing

Textured ceiling, plain walls, doors leading to all first floor rooms.



Bedroom One (13' 0" x 9' 0") or (3.96m x 2.74m)

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



Bedroom Two (9' 0" x 8' 0") or (2.74m x 2.44m)

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



Bathroom

UPVC double glazed obscured window to side aspect. Fitted with three suite comprising bath, wash hand basin and WC, tiled splashbacks, wall mounted, mirrored cabinet, tiled.



Garden

Front - Laid to lawn, path leading to property, side access leading to rear garden.

Rear - Fenced boundaries, decking area leading down to lawn area.

Services

Mains electricity, mains water, mains gas, mains drainage

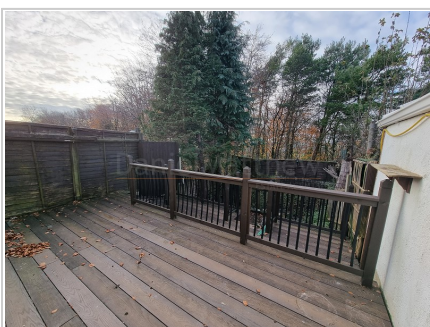
EPC Rating: C69

Tenure

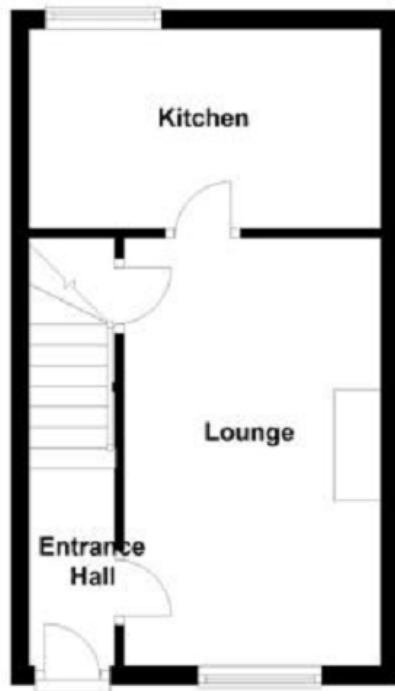
We are informed that the tenure is Freehold

Council Tax

Band B



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.