

63 Hazeldene Avenue  
Brackla  
Bridgend County  
CF31 2JP

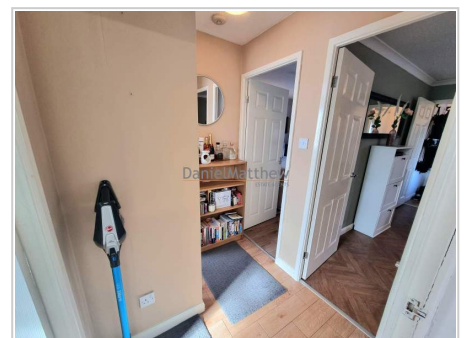
£220,000



- DETACHED BUNGALOW
- NO ONGOING CHAIN
- TWO DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- VIRTUAL TOUR AVAILABLE
- WRAP AROUND GARDEN
- SINGLE GARAGE WITH VERSATILE ROOM TO REAR
- IMMACULATE THROUGHOUT
- QUIET CUL-DE-SAC LOCATION
- A PROPERTY NOT TO MISS, CALL TODAY ON 01656 750764

Ref: PRA10824

Viewing Instructions: Strictly By Appointment Only



## General Description

\*\*\* NO ONGOING CHAIN, DETACHED BUNGALOW \*\*\* Daniel Matthew Estate Agents are pleased to offer to the market this beautifully presented two double bedroom detached bungalow situated in a quite cul-de-sac location in the sought after area of Brackla. Property comprises porch, lounge, inner hallway, modern kitchen, shower room and two double bedrooms. Further benefits are front, side and rear garden, driveway with side gate leading to single garage with a room to rear which would be ideal as a study/gym or summer house, close to local amenities, shops, great school catchment, This property is a fantastic purchase, Viewing's are highly recommended, please contact a member of our team to not miss out on this opportunity.

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## Accommodation

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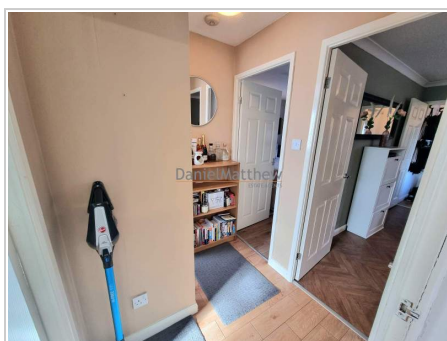
### Entrance Porch

Enter via UPVC double glazed obscured door into porch, textured ceiling, plain walls, tiled flooring, door leading into Lounge.



### Lounge (13' 07" x 11' 06") or (4.14m x 3.51m)

UPVC double glazed window to front aspect, textured ceiling with coving, papered walls, wood effect laminate flooring, radiator, door leading into inner hallway.



### Inner Hallway

Textured ceiling with loft access, plain walls, wood effect laminate flooring, storage cupboard, doors leading into;-



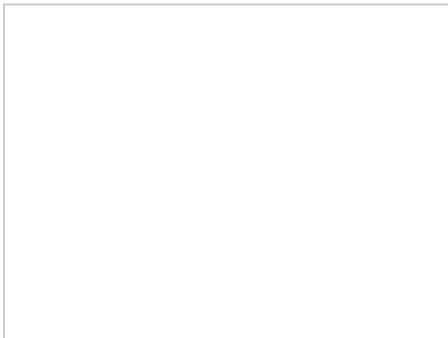
### Kitchen (11' 5" x 10' 5" Max) or (3.48m x 3.17m Max)

Two UPVC double glazed windows to side and rear aspect, UPVC double glazed obscured door leading to rear garden, textured ceiling, partially plain and tiled walls, wood effect tiled flooring, a range of matching wall and base units with complimentary work surfaces, composite sink with drainer and mixer tap, four ring freestanding cooker and space for fridge/freezer, plumbing for washing machine.



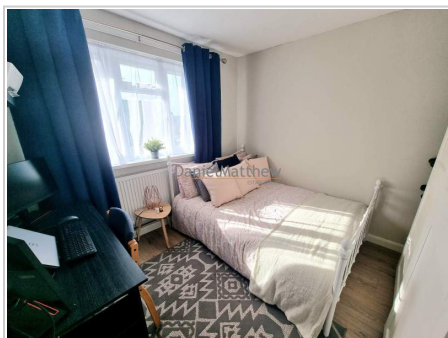
### Shower Room (6' 04" x 6' 02") or (1.93m x 1.88m)

UPVC double glazed obscured window to rear aspect, textured ceiling, partially plain and tiled walls, tiled splashback, three piece white suite comprising low level WC and floating wash hand basin inset into vanity unit and double shower cubicle with water fall mains over head shower, heated towel rail.



### Bedroom One (13' 03" x 9' 04") or (4.04m x 2.84m)

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



### Bedroom Two (9' 08" x 9' 01") or (2.95m x 2.77m)

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



### Garage (14' 8" x 10' 10") or (4.47m x 3.30m)

Up and over door with power and lighting. To the rear of the garage there is a separate UPVC double glazed door leading into a room which is being used as a study, laminate flooring and power. Ideal room which can be used as a study, summer room or gym. Measurement for this room is 3.24m X 2.54m



### Outside

Front - Situated in a quiet cul-de-sac, offering driveway for several vehicles, side gate access to enclosed rear garden and single garage, leading to single garage, pathway leading to front door, laid to lawn.

Rear - Fenced boundaries, a welcoming wrap around garden, low maintenance rear garden offering a raised decked area, patio area, decorative stone and artificial grass area, access to garage.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C70

# Tenure

We are informed that the tenure is Freehold

Length of lease: .

# Ground Rent

# Service Charge

# Council Tax

Band B

Deposit: £0.00



Internal Property Photo





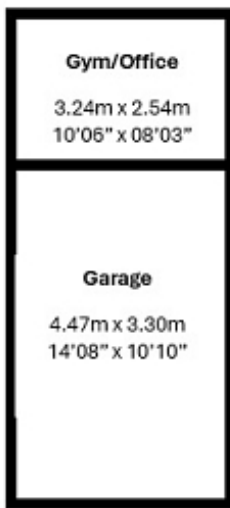
Internal Property Photo

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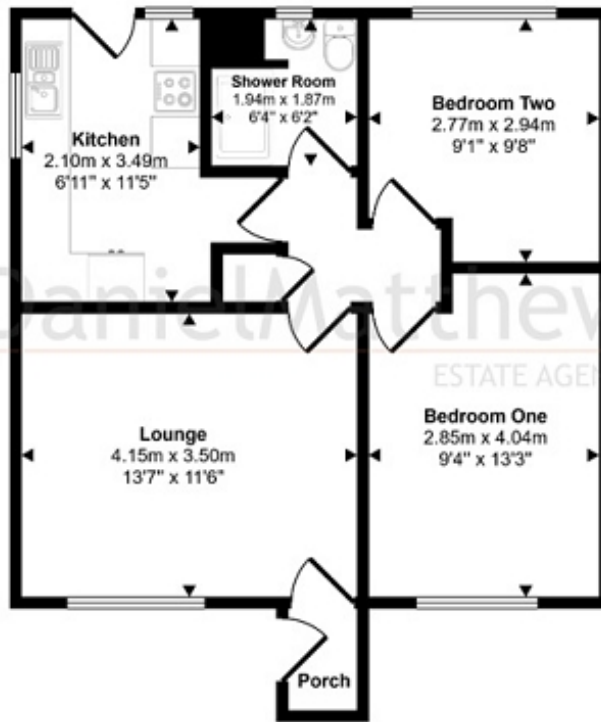


Internal Property Photo





Approx Gross Internal Area  
53 sq m / 566 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

*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.*