

128 Ffordd Cadfan
Brackla
Bridgend
CF31 2DQ

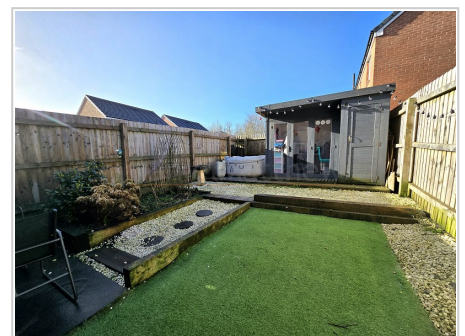
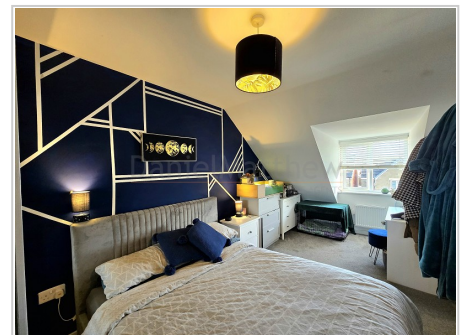
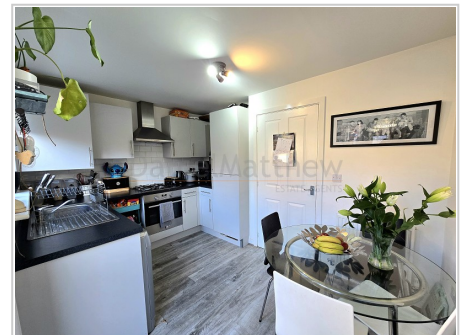
£239,950



- Three Bedroom Semi Detached Property
- Spacious Lounge
- Kitchen / Dining Room
- Cloakroom / WC
- Master Bedroom with Generous Ensuite
- Family Bathroom
- Nicely Laid Out Enclosed Rear Garden
- Garden Room
- 5 Years Left On The NHBC Warranty
- Two Parking Spaces

Ref: PRA10831

Viewing Instructions: Strictly By Appointment Only



General Description

MODERN THREE BEDROOM SEMI DETACHED PROPERTY WITH GARDEN ROOM We are pleased to offer for sale this three bedroom semi detached property located on a modern development in Brackla, giving easy access to the M4 at junction 36 and also within a short distance to Bridgend town centre for the mainline train and bus station. This property benefits from 5 years left on the NHBC warrantee and is well presented throughout. It comprises of entrance hallway, lounge, kitchen/diner and cloakroom/wc to the ground floor, two bedrooms and bathroom to the first floor and master bedroom with spacious ensuite to the second floor. The front garden is open plan and has two car parking spaces, the rear is enclosed and nicely laid out and includes a garden room. To view this property please call Daniel Matthew on 01656 750764

Accommodation



Entrance Hallway

Enter via front door into hallway which has skimmed ceiling and laminate flooring. Radiator. Door leading to lounge.



Lounge (14' 9" x 11' 9") or (4.49m x 3.58m)

Spacious lounge situated to the front of the property with UPVC double glazed window with blinds to remain and radiator under. Skimmed walls and ceiling. Provision for media wall. Laminate flooring. Door to inner hallway.



Inner Hallway

Skimmed walls and ceiling. Carpeted staircase off to first floor. Door to cloakroom.



Cloakroom/w.c (3' 8" x 4' 3") or (1.11m x 1.30m)

A two piece suite in white which includes a WC and wash hand basin. Ceramic tiled floor. Radiator. Skimmed walls and ceiling.



Kitchen/ Diner (11' 8" x 8' 2") or (3.56m x 2.49m)

A modern well presented kitchen / diner. The kitchen is fully fitted with a range of wall and base units to include inset draws and coordinating work surfaces and tiling to splash back areas. Stainless steel sink with drainer. Integrated gas hob with electric oven and canopy extractor over, integrated fridge freezer and plumbing for washing machine. Cupboard housing central heating boiler. Space for table and chairs. Skimmed walls and ceiling with spot lights. Laminate flooring. Radiator. UPVC double glazed window and French doors leading out onto the garden.

Landing

Landing has fitted carpets and skimmed walls and ceiling. Doors to bedroom two, three and family bathroom. Staircase off to second floor.



Bedroom Two (11' 9" x 10' 7") or (3.58m x 3.22m)

Situated to the front of the property with two UPVC double glazed windows with blinds to remain. Radiator. Skimmed ceiling and walls with one feature papered wall. Fitted carpets.



Bedroom Three (11' 10" x 8' 10") or (3.61m x 2.69m)

Situated to the rear with UPVC double glazed window over looking the rear garden with blinds to remain and radiator under. Skimmed walls and ceiling with fitted carpets.



Bathroom (7' 11" x 5' 7") or (2.41m x 1.70m)

Three piece bathroom suite in white with tiling to splash back areas. Skimmed walls and ceiling. Tiled floor. Heated towel rail. Obscure UPVC double glazed window.

Second Floor Landing

Fitted carpets. Door to master bedroom. Storage cupboard.



Master Bedroom (17' 2" x 8' 6") or (5.23m x 2.59m)

A lovely size room with sloping skimmed ceiling and UPVC double glazed window to front with blinds and radiator under. Fitted carpets. Access to loft.



En Suite (10' 10" x 4' 11") or (3.30m x 1.50m)

This ensuite shower room has a three piece suite in white and is a generous size. Skimmed sloping ceiling with velux window. Tiling to splash back areas. Tiled floor. Heated towel rail.



Garden

A nicely laid out low maintenance rear garden enclosed with six foot close board fencing. There is a patio area and a gravel path leading to a garden room which had power laid on. Access via a side gate to the front of the property.

The front has two parking spaces.

Services

Mains electricity, mains water, mains gas, mains drainage

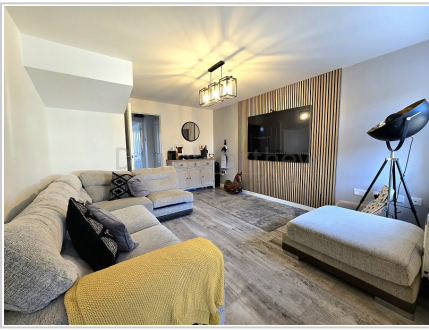
EPC Rating: B84

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D



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.