

14 Hedgemoor
Brackla
Bridgend County
CF31 2JQ

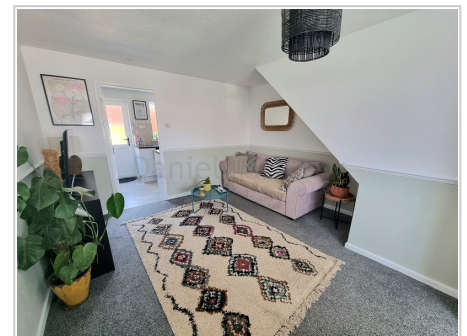
£159,950



- Mid Terrace Property
- Two Double Bedrooms
- Kitchen
- Large Driveway & Enclosed Rear Garden
- No On Going Chain
- Ideal For First Time Buyers/Investors
- VIRTUAL TOUR AVAILABLE
- Within Walking Distance To Local Shops, Schools & Amenities
- Close To M4 Corridor & Bridgend Town Centre
- Call To Arrange A Viewing On 01656 750764

Ref: PRA10905

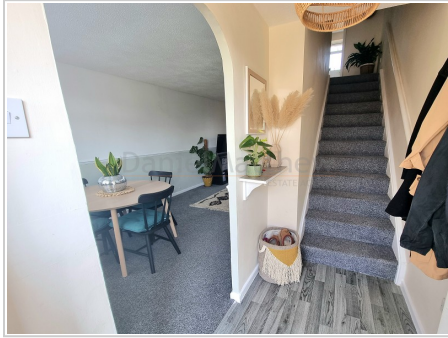
Viewing Instructions: Strictly By Appointment Only



General Description

****IDEAL FOR FIRST TIME BUYERS, IMMACULATE THROUGHOUT**** Daniel Matthew Estate Agents are pleased to offer for sale this two bedroom mid terrace property situated in the popular location of Brackla. Property comprises to the ground floor, hallway, lounge/diner and kitchen. To the first floor two double bedrooms and family bathroom. The property benefits from parking to the front, enclosed rear garden. Within walking distance to local playing fields, amenities, transport links and great school catchments. Viewing's are highly recommended. Call today to arrange an appointment on 01656750764.

Accommodation



Hallway

Enter via UPVC double glazed obscured door into hallway, textured ceiling, plain walls, wood effect vinyl flooring, wall mounted electric consumer unit, staircase leading to first floor.



Lounge/Diner (18' 3" x 11' 11") or (5.57m x 3.63m)

UPVC double glazed window to front aspect, plain walls with dado rail, textured ceiling, fitted carpet, radiator, access to kitchen.



Kitchen (6' 10" x 11' 11") or (2.09m x 3.63m)

UPVC double glazed window and door to rear aspect, textured ceiling, plain walls, tiled splash back, wood effect vinyl flooring, Range of matching wall and base units with complimentary worktops, stainless sink with drainer and mixer tap, electric oven with four ring electric hob, extractor fan, wall mounted combination boiler, space for fridge/freezer, plumbing for washing machine, breakfast bar.



Landing

Textured ceiling with loft access, plain walls, fitted carpet and doors leading into;-



Bathroom (7' 11" x 4' 10") or (2.41m x 1.47m)

UPVC double glazed obscured window to rear aspect, textured ceiling, plain walls, tiled splashback, wood effect vinyl flooring, three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with electric shower, radiator.



Bedroom One (12' 2" x 8' 11" Min) or (3.72m x 2.71m Min)

UPVC double glazed window to front aspect, plain walls, textured ceiling, fitted carpet, radiator, built in wardrobes.



Bedroom Two (10' 10" x 6' 9") or (3.31m x 2.06m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls, fitted carpet and radiator, storage cupboard.



Outside

Front - Large driveway, pathway leading to front door.

Rear - Fenced boundaries, mostly laid to lawn, Patio area with decorative stones.

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

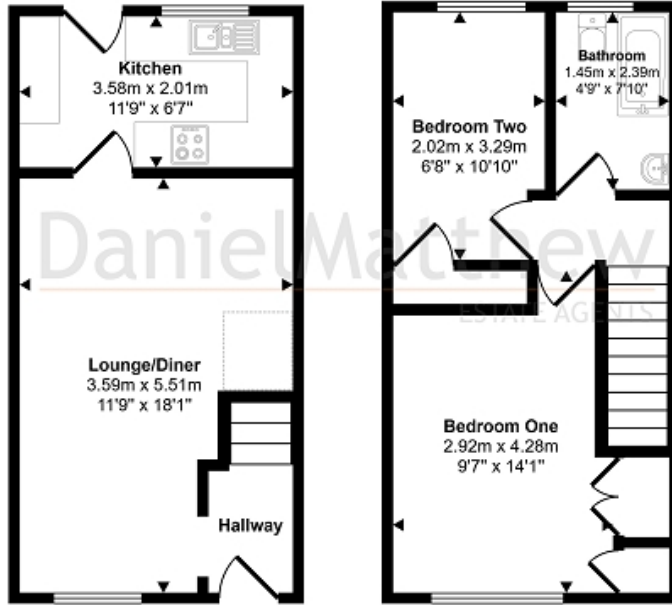
Council Tax

Band B

Deposit: £0.00




Approx Gross Internal Area
56 sq m / 602 sq ft



Ground Floor
Approx 28 sq m / 298 sq ft

First Floor
Approx 28 sq m / 304 sq ft

 Denotes head height below 1.5m

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.