

47 Easterly Close
Brackla
Bridgend
CF31 2NA

£184,950



- Semi Detached Property
- Two Double Bedrooms
- Immaculate throughout
- Kitchen/Diner
- Cul De Sac Location
- NO ONGOING CHAIN
- Spacious Front & Rear Garden
- Single Garage
- Ideal For First Time Buyers
- Call Today To View On 01656 750764

Ref: PRA10914

Viewing Instructions: Strictly By Appointment Only

General Description

NO ONGOING CHAIN, IDEAL FOR FIRST TIME BUYERS Daniel Matthew are pleased to offer for sale this immaculate two bedroom semi detached property situated in a quiet cul-de-sac location in the popular area of Brackla. The property is within close proximity to local schools, shops and other local amenities. Property comprises of entrance hall, lounge and kitchen/diner to the ground floor. To the first floor are two double bedrooms and family bathroom. The outside of the property has a driveway to the front and single garage. The front garden is open plan and the rear is enclosed flat and low maintenance. Early viewing is recommend to appreciate the location of this property. Call to arrange an appointment on 01656 750764.

Accommodation



Hallway

Enter via UPVC double glazed obscured door leading into hallway, textured ceiling, plain walls, fitted carpet, radiator, staircase leading to first floor, door leading into;-



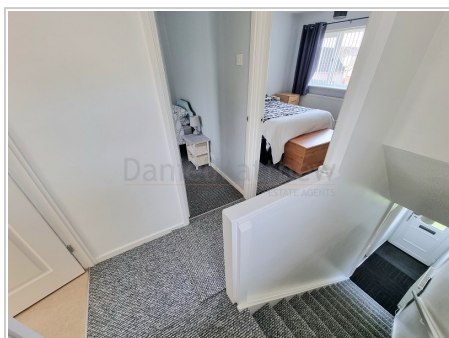
Lounge (14' 6" x 10' 7") or (4.42m x 3.22m)

UPVC double glazed window to front aspect, textured ceiling with coving, plain walls fitted carpet, radiator, door leading into;-



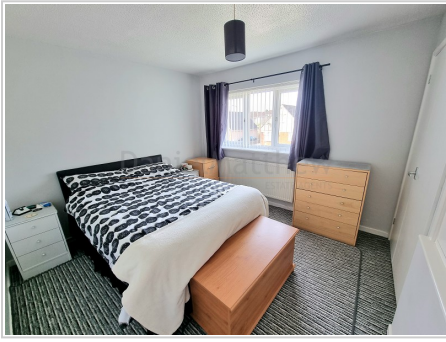
Kitchen/ Diner (7' 2" x 13' 10") or (2.19m x 4.21m)

UPVC double glazed Patio doors leading to enclosed rear garden, UPVC double glazed window to rear aspect, plain ceiling, plain walls, tiled effect laminate flooring, tiled splashback, a range of matching wall and base units with complimentary work surfaces, electric oven, four ring gas hob, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for fridge/freezer. space for dining table and chairs, radiator.



Landing

UPVC double glazed obscured window to side aspect, textured ceiling with loft access, plain walls, fitted carpet, doors leading into;-



Bedroom One (10' 7" x 9' 11") or (3.23m x 3.02m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, fitted carpet, radiator, built in wardrobe, storage cupboard housing combination boiler.



Bedroom Two (11' 9" x 7' 7") or (3.58m x 2.30m)

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



Bathroom (6' 1" x 5' 10") or (1.85m x 1.79m)

UPVC double glazed obscured window to rear aspect, textured ceiling, tiled walls, vinyl flooring, three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap and mains over head shower, chrome heated towel rail.



Outside

Front - Driveway for one vehicle, pathway leading to front door, laid to lawn area with mature trees and shrubs.

Rear - Wall and fenced boundaries, patio area with laid to lawn area. Low maintenance enclosed rear garden.

Garage

Up and over door, power and lighting, rear door leading into garden.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

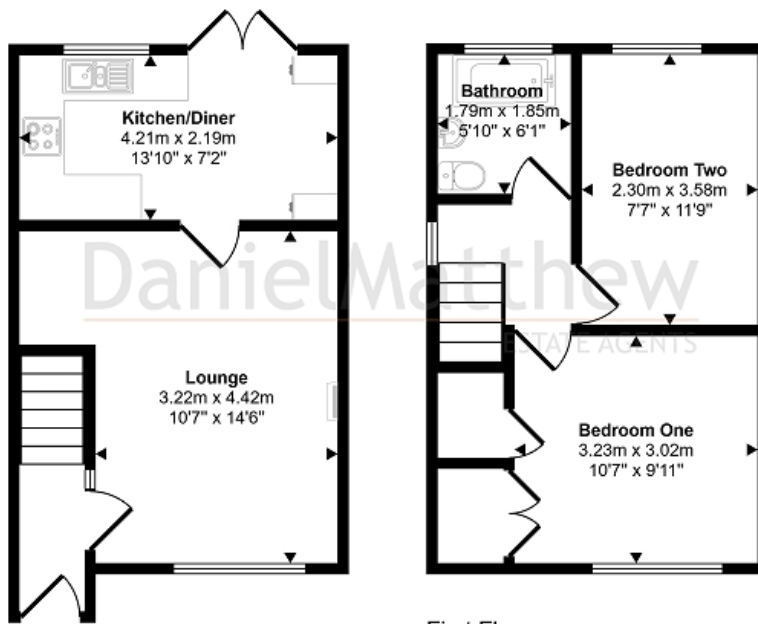
We are informed that the tenure is Freehold

Council Tax

Band C



Approx Gross Internal Area
58 sq m / 622 sq ft



Ground Floor
Approx 29 sq m / 313 sq ft

First Floor
Approx 29 sq m / 309 sq ft

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.