

6 Bramble Close  
Brackla  
Bridgend  
CF31 2PS

£254,950



- SEMI DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- LOUNGE
- KITCHEN/DINER
- DRIVEWAY
- FRONT & REAR GARDENS
- CUL-DE-SAC LOCATION
- WALKING DISTANCE TO GP SURGERY, DENTIST AND AMENITIES
- CLOSE TO BRIDGEND TOWN CENTRE & M4 CORRIDOR
- VIEWING'S ARE HIGHLY RECOMMENDED, CALL TODAY ON 01656 750764

**Ref: PRA10915**

Viewing Instructions: Strictly By Appointment Only



## General Description

**\*\* Semi Detached Bungalow \*\*** Daniel Matthew Estate Agents are pleased to offer for sale this rarely available semi detached bungalow situated in the popular cul-de-sac of Bramble Close, Brackla. Comprising hallway, lounge, kitchen/diner, two double bedrooms and bathroom. Further benefits are front and rear garden and driveway, Within walking distance to doctors surgery, community centre, dentist and The Triangle shopping precinct, Easy access to Bridgend Town Centre and M4 corridor at Junction 36, Viewing's are highly recommended, please contact a member of our team on 01656 750764.

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## Accommodation

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### Entrance Hallway

Enter via a UPVC double glazed obscured door with obscured side glass panel, textured ceiling and coving, access to the loft, laminate flooring, radiator, doors leading into;-



### Kitchen/Diner (12' 0" Max x 9' 0" Max) or (3.66m Max x 2.74m Max)

UPVC double glazed window to rear aspect, textured ceiling, plain walls with tiled splash back, a range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, space for cooker, integrated fridge and freezer, plumbing for washing machine, wall mounted boiler and radiator.



### Lounge (15' 1" Max x 11' 6" Max) or (4.60m Max x 3.51m Max)

UPVC double glazed french doors leading to enclosed rear garden, textured ceiling, plain walls and solid wood flooring, radiator.



### Bedroom One (12' 6" Max x 9' 0" Max) or (3.81m Max x 2.74m Max)

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





## Bedroom Two (10' 7" Max x 10' 1" Max) or (3.23m Max x 3.07m Max)

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

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## Bathroom

UPVC double glazed obscured window to side aspect, low level WC, pedestal wash hand basin, panelled shaped bath with shower over, textured ceiling, plain walls with tiled splashback, tiled flooring, heated towel rail.

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## Outside

Front - Laid to lawn, hedge boundaries, off road parking, side access to rear garden.

Rear - Low maintenance rear garden comprising patio area, decorative stone chippings, fenced boundaries, garden shed

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D66

## Tenure

We are informed that the tenure is Freehold

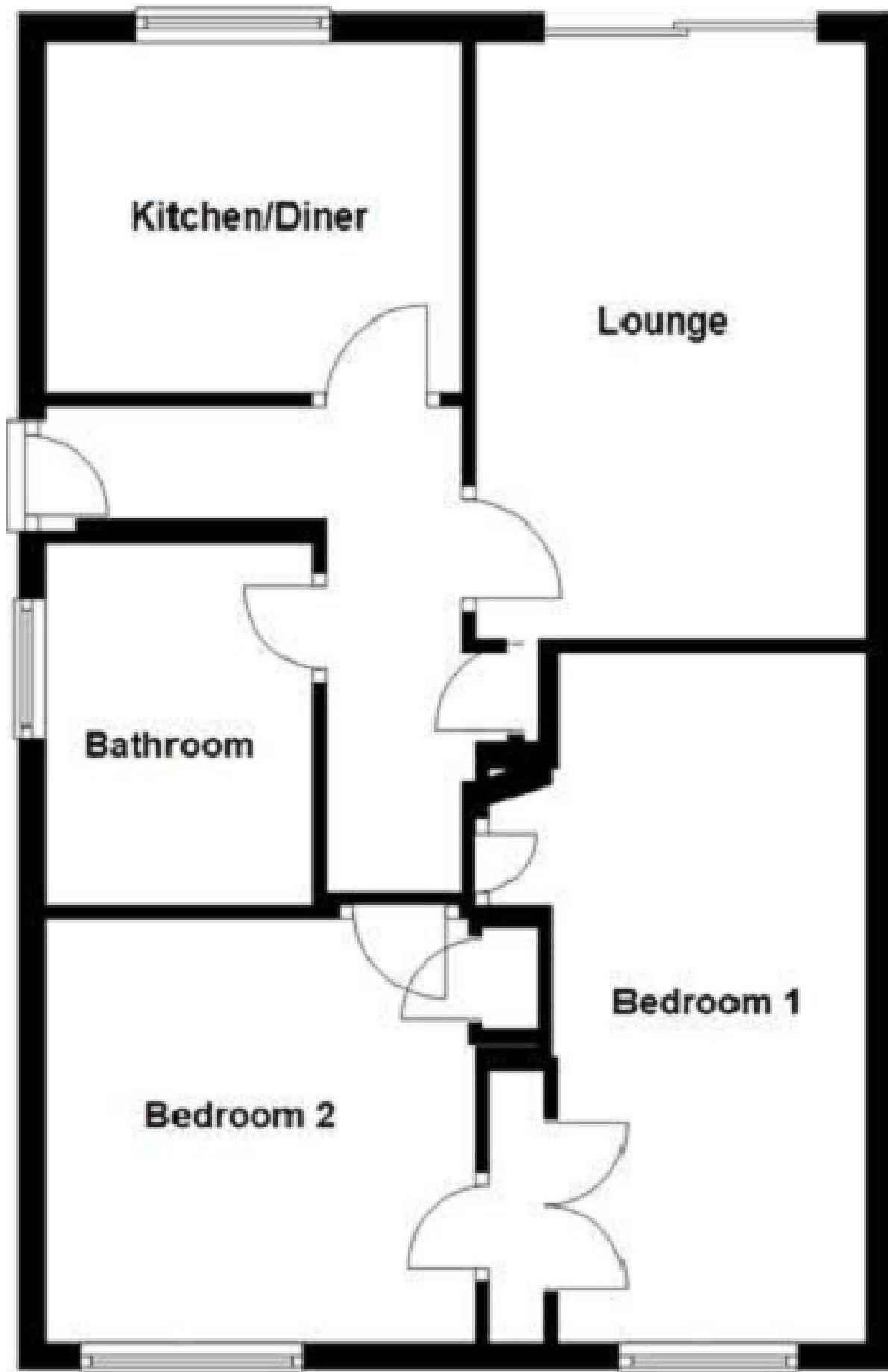
## Council Tax

Band D

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# Ground 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.*