

20 Hedgemoor
Brackla
Bridgend
Bridgend County
CF31 2JQ

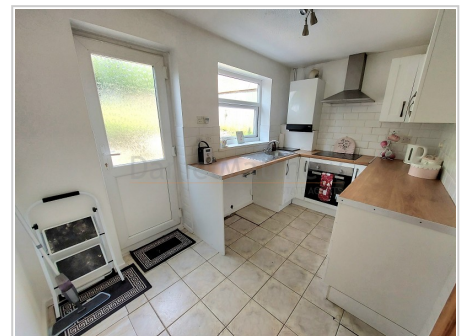
£155,000



- End Terrace Property
- Two Bedrooms
- Lounge/Dining Room
- Kitchen
- Bathroom
- Driveway
- Large Front & Rear Garden
- NO ONGOING CHAIN
- Close To Local Shops, Schools & Amenities
- Call Today To Arrange Your Viewing On 01656 750764

Ref: PRB10269

Viewing Instructions: Strictly By Appointment Only



General Description

"IDEAL FOR FIRST TIME BUYERS/INVESTORS" Daniel Matthew Estate Agents are pleased to offer for sale this two bedroom end terrace property located in Brackla. Comprises to the ground floor, hallway, lounge/dining room and kitchen. To the first floor two bedrooms and bathroom. The property benefits from a large front and rear garden with driveway parking and side access. Within walking distance to local amenities, close to motorway links. Property is being sold with no ongoing chain. Ideal first time buy or investment property. Call today to arrange an appointment on 01656750764.

Accommodation

Hallway

Enter via UPVC double glazed door into hallway, textured ceiling, plain walls, wood effect laminate flooring, staircase leading to first floor, door leading into Lounge/Dining Room, radiator, electric consumer unit.



Lounge/Diner (17' 11" x 11' 10") or (5.47m x 3.61m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, fitted carpet, door leading into Kitchen.



Kitchen (11' 10" x 7' 0") or (3.60m x 2.14m)

UPVC double glazed window to rear aspect, UPVC double glazed door leading to enclosed rear garden, textured ceiling, papered walls, tiled splashback, tiled flooring, a range of matching wall and base units with complimentary work surfaces, electric oven and four ring electric hob, extractor fan, stainless steel sink with drainer and mixer tap, space for fridge freezer, plumbing for washing machine, space for dishwasher or tumble dryer, wall mounted combi boiler.



Landing

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



Bathroom (7' 11" x 4' 11") or (2.41m x 1.49m)

UPVC double glazed obscured window to rear aspect, textured ceiling, plain walls, tiled splashback, wood effect laminate flooring, three piece suite comprising toilet, pedestal washbasin and pannelled bath with mixer tap and shower attachment, radiator.



Bedroom One (12' 2" x 8' 10" Min) or (3.70m x 2.70m Min)

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



Bedroom Two (10' 10" x 6' 10") or (3.29m x 2.09m)

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



Garden

Patio area, steps leading to large laid to lawn area, fenced boundaries, side gate access, outside water tap.

Services

Mains electricity, mains water, mains gas, mains drainage

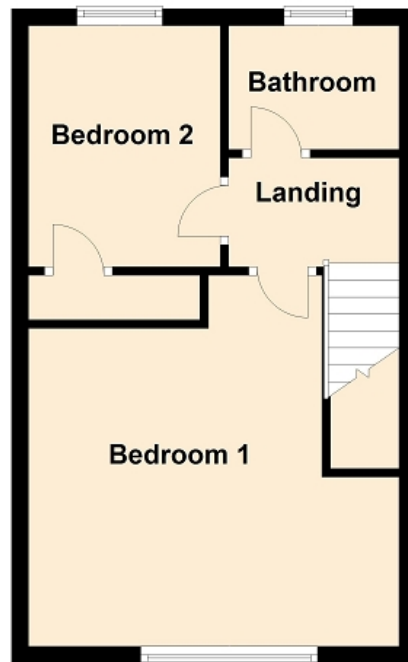
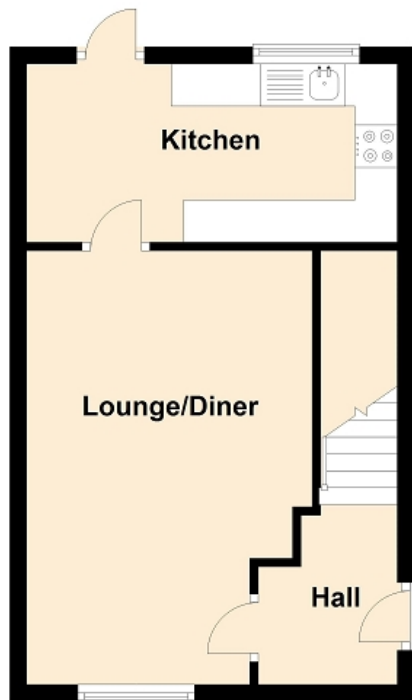
EPC Rating: C74

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B



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.