



28 Ashbrook, Bridgend, CF31 2AT

Price £179,950

****Appointments now fully booked****

Daniel Matthew Estate Agents are pleased to offer for sale this three bedroom semi detached property in Brackla. Offered with no ongoing chain. Property is situated within a quiet cul-de-sac, parking for six vehicles plus single garage. Comprising entrance hall, lounge, kitchen/diner, lean to conservatory. To the first floor three bedrooms and family bathroom. Situated on a generous size plot, front and rear gardens. Within walking distance to local amenities and schools. Close to motorway links. Call today to arrange an appointment.

Entrance Hall

Enter via wooden door to front aspect, textured ceiling, plain walls, radiator, laminate flooring.

Lounge

14'11" x 12'4" (4.55 x 3.77)

UPVC double glazed bay window to front aspect, textured ceiling, coving, plain walls, radiator, laminate flooring, door leading to kitchen.

Kitchen/Diner

15'7" x 8'10" (4.76 x 2.71)

UPVC double glazed window to rear aspect, aluminium patio door to rear aspect, textured ceiling, plain walls with tiled splashbacks, range of wall and base units with quartz worktops, one and a half bowl stainless steel sink and drainer with mixer tap over, plumbing for washing machine and dishwasher, space for undercounter fridge and freezer, integrated oven and gas hob, radiator, tiled flooring, under stairs storage area.

Lean To Conservatory

9'7" x 7'4" (2.93 x 2.25)

Single glazed lean to conservatory, tiled floor.

Landing

UPVC double glazed window to side aspect, textured ceiling, access to loft, doors leading to all first floor rooms.

Bedroom One

13'1" x 8'2" (3.99 x 2.50)

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

Bedroom Two

10'10" x 9'4" (3.31 x 2.85)

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

Bedroom Three

10'2" x 7'1" max (3.10 x 2.17 max)

UPVC double glazed window to front aspect, textured ceiling, plain walls, storage cupboard, radiator, carpet flooring.

Bathroom

UPVC obscure double glazed window to rear aspect, textured ceiling, plain walls, panel bath with thermostatic mixer shower, vanity wash hand basin and WC, chrome radiator, tiled flooring.


Outside

Front Garden - Fenced boundary, garden laid to lawn, drive way parking for six vehicles, steps leading to front door.

Rear Garden - Fence and wall boundary, mature trees, garden laid to lawn, patio area.

Garage - Detached single garage, up and over door, light and power.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	73	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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