



## 65 Cae Brackla, Bridgend, CF31 2HE

Price £169,950

Daniel Matthew Estate Agents are pleased to offer for sale this three bedroom mid terrace property in Brackla. Offered with no ongoing chain. Property comprises two reception rooms plus conservatory, kitchen to the ground floor. Three bedrooms and family bathroom to first floor. Gardens to front and rear with driveway parking. Within walking distance to local amenities, schools and shops. Viewing recommended. Call today to arrange an appointment.

## Entrance

Enter via UPVC double glazed door to front aspect, enter into kitchen.

## Kitchen

12'0" x 8'7" (3.68 x 2.62 )

UPVC double glazed window to front aspect, textured ceiling, plain and tiled walls, range of wall and base units with complementary worktops, one and a half bowl stainless steel sink and drainer with mixer tap over, integrated fridge/freezer, electric oven and gas hob, plumbing for washing machine, tiled flooring.



## Lounge

16'4" x 12'0" (5 x 3.68)

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



## Hallway

Textured ceiling, plain walls, small under stairs storage cupboard, radiator, laminate flooring.

## Inner Hallway

7'3" x 5'1" (2.22 x 1.57)

Plain ceiling, plain walls, laminate flooring, suitable for office space.

## Second Reception Room

10'1" x 7'3" (3.09 x 2.23)

UPVC double glazed window to front aspect, plain ceiling, papered walls, radiator, carpet flooring.

## Conservatory

9'9" x 9'0" (2.98 x 2.76)

UPVC double glazed conservatory, UPVC double glazed door to side aspect, laminate flooring.



## Landing

Textured ceiling, plain walls, carpet flooring, storage cupboard housing combi boiler, access to loft.

## Bedroom One

12'5" x 9'7" (3.79 x 2.93)

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



## Bedroom Two

9'3" x 8'7" (2.83 x 2.63)

UPVC double glazed window to front aspect, plain and feature paper wall, storage cupboard, radiator, laminate flooring.



## Bedroom Three

9'6" x 6'5" (2.91 x 1.98)

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



## Bathroom

UPVC obscure double glazed window to front aspect, textured

ceiling, tiled walls, white suite comprising of panel bath, low level WC, pedestal wash hand basin, radiator, vinyl flooring.



### Outside

Front Garden - Front laid to lawn, driveway parking.

Rear Garden - Part fence boundary, mature trees, decked area.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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