

4-6 Dunraven Place, Bridgend. CF31 1JD

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12 Hazel Tree Way

Brackla

Bridgend

CF31 2BJ

149,995



- NO ONGOING CHAIN
- Ideal Purchase for First Time Buyer
- Two Bedroom Mid-Link Property
- Lovely Location
- Redecorated Throughout
- Driveway at Front
- Rear Garden



Ref: PRA11858

Viewing Instructions: Strictly By Appointment Only

General Description

Lovely two bedroomed mid-link property located on the Coity side of Brackla. The property would be an ideal purchase for a first-time buyer or investor. The property has Hardwood windows & Gas central heating. The property has been redecorated throughout and is being sold with no ongoing chain. The property benefits from having a paviour driveway to front with generous size enclosed rear garden. The property is within proximity of local facilities and amenities to include the Brackla Triangle Shopping Centre, easy access into Bridgend Town Centre together with all its facilities and amenities including the mainline train station, Junction 35 & 36 of the M4 Motorway.

The property comprises: - GROUND FLOOR: - Entrance; Hallway; Kitchen; Open-Plan Lounge. FIRST FLOOR: - Landing; Master Bedroom and One further bedroom; Family Bathroom. OUTSIDE: - Driveway at front with a rear garden.

Accommodation

Ground Floor

Entrance

via a Hardwood front door with a diamond shaped obscure glazed panel.



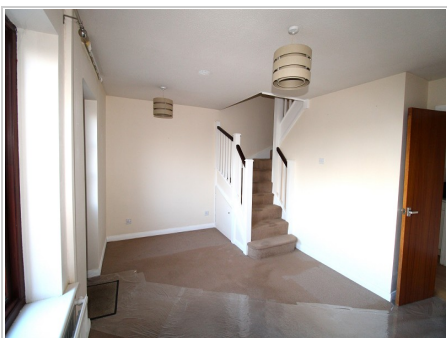
Hallway

Laminated flooring, one radiator, artex ceiling, double louvre doors leading into a storage cupboard with ample storage, square opening leading into: -



Kitchen (10' 2" x 9' 9") or (3.09m x 2.98m)

Range of base and wall units in mottled grey, complimentary worktop, stainless steel sink unit with chrome mixer taps, electric cooker (to remain), automatic washing machine (to remain), fridge-freezer (to remain), laminate flooring, one radiator, artex ceiling, spotlighting, splashback tiling, Hardwood window to the front, door leading into an understairs storage cupboard with ample storage.



Open-Plan Lounge (15' 1" x 12' 4") or (4.61m x 3.77m)

Double doors in hallway leading to lounge, Hardwood window to the rear, Hardwood half glazed door to the rear, fitted carpet, one double radiator, artex ceiling, white spindle staircase leading to the first floor.

First Floor



Landing

Fitted carpet, artex ceiling, loft access, door leading into a cupboard with shelving and ample storage.



Master Bedroom (15' 2" x 8' 10") or (4.63m x 2.68m)

Hardwood window open aspect to the rear, fitted carpet, one radiator, artex ceiling.



Bedroom Two (6' 5" x 9' 11") or (1.96m x 3.01m)

Hardwood window to the front, fitted carpet, one radiator, artex ceiling.



Family Bathroom

Three-piece suite in sage with chrome fittings, splashback tiling behind the sink unit, tiled around the bath area with a chrome power shower & glass shower screen, low level WC and sink unit, radiator, vinyl flooring, artex ceiling, Hardwood obscure glazed window to the front.

Outside

Front

Open-Plan front with a paviour driveway.



Rear

Enclosed rear with two patio areas, garden laid to lawn, mature plants and shrubs.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:61

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.