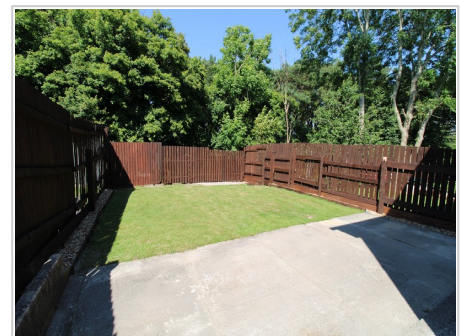
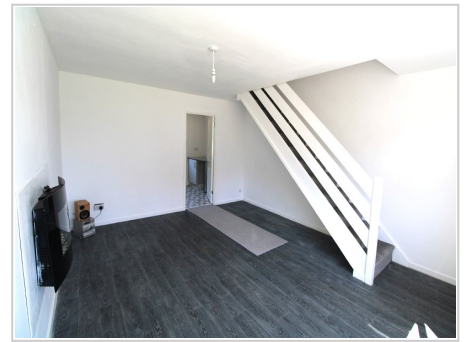


31 Hunters Ridge  
Brackla  
Bridgend  
Bridgend County.  
CF31 2LH

167,995



- \*NO ONGOING CHAIN\*
- Refurbished to High Standard
- 2 Bedroom Semi-Detached Property
- Ideal For First Time Buyer
- Internal Viewing Highly Recommended
- Ample Driveway Parking
- Generous Size Enclosed Rear Garden

Ref: PRA11903

## Viewing Instructions: Strictly By Appointment Only

### General Description

Refurbished to a high standard this two-bedroom semi-detached property situated on a generous size plot with ample driveway parking conveniently located in Brackla. The property would be an ideal purchase for a first-time buyer. Quality fitted kitchen in high gloss grey with appliances, newly fitted carpets, uPVC double glazing, Economy 7 Electric central heating. The property has good access to the triangle shopping precinct with all local amenities & provides good access to Bridgend Town Centre with all its facilities and amenities including the mainline train station. The property also provides good access to Junction 36 of the M4 Motorway and the McArthur Glen Designer Outlet.

The property comprises: - GROUND FLOOR: - Entrance; Porch; Spacious Lounge; Refurbished Kitchen. FIRST FLOOR: - Landing; Family Bathroom; Master Bedroom and One further bedroom. OUTSIDE: - Garden, Driveway parking to front & and a generous size enclosed rear garden.

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### Accommodation

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#### Ground Floor

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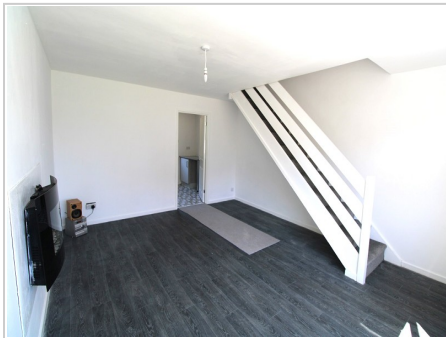
##### Entrance

via a half-glazed uPVC front door with chrome fittings leading into: -



##### Entrance Porch

Laminated flooring, chrome heated towel rail, uPVC obscure glazed window to the front, skimmed ceiling with chrome sunken spotlighting, contemporary white panel door with chrome fittings leading into: -



##### Lounge (16' 1" x 12' 8") or (4.89m x 3.87m)

uPVC window to the front with chrome fittings, attractive grey vinyl flooring, skimmed ceiling, one radiator, access to first floor via a white staircase, contemporary wall mounted fireplace, contemporary white panel door with chrome fittings leading into: -



##### Kitchen (13' 2" x 8' 0") or (4.01m x 2.45m)

Quality fitted kitchen in high gloss grey with chrome fittings, complimentary worktop, attractive splashback tiling, chrome cooker hood, gas hob, electric oven, stainless steel sink unit, attractive vinyl flooring, plumbed for automatic washing machine, space for fridge and freezer, breakfast bar area, uPVC window to the rear, half glazed uPVC door to the rear, feature skimmed ceiling with chrome sunken spotlighting.

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#### First Floor

## First Floor Landing

Fitted carpet, skimmed ceiling, loft access, white panel door with chrome fittings leading into: -

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### Family Bathroom

Three-piece suite in white with chrome fittings, fully tiled walls, attractive vinyl flooring, wall mounted radiator, electric shower, uPVC obscure glazed window to the rear, feature skimmed ceiling with sunken spotlighting.

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### Master Bedroom (13' 0" x 9' 7") or (3.95m x 2.91m)

uPVC window to the front with chrome fittings, quality grey fitted carpet, one radiator, skimmed ceiling, white panel door with chrome fittings leading into a cupboard with ample storage.

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### Bedroom 2 (11' 4" x 6' 4") or (3.46m x 1.94m)

uPVC window to the rear, quality grey fitted carpet, one radiator, skimmed ceiling.

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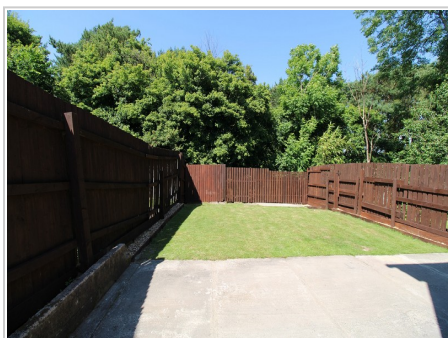
## Outside

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### Front

Garden laid to lawn & Ample Driveway parking.

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### Rear

Generous size enclosed rear garden with patio area.

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## Services

EPC Rating:46

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## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band C



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*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.*