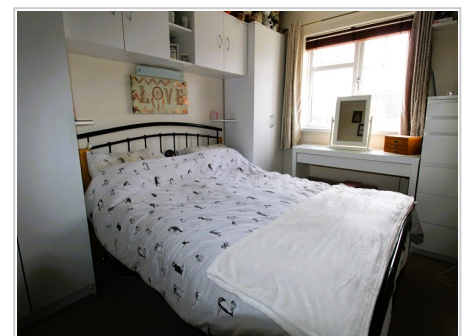


52 Easterly Close  
Brackla  
Bridgend  
CF31 2NA

229,995



- Three-Bedroom Semi-Detached House
- Located on the Coychurch side of Brackla
- uPVC Double Glazing & Gas Central Heating
- Conservatory To Rear With Solid Tile Roof
- Upgraded Kitchen & Bathroom
- Private Rear Garden Backing on to Wooded Area
- Driveway Parking For 3 Cars With Electric Car Charger

Ref: PRA11998

Viewing Instructions: Strictly By Appointment Only

## General Description

Gareth L Edwards are pleased to present this three bedroom semi-detached property located on the popular Coychurch side of Brackla. The property is situated in the private hammerhead with no through access and backs onto a wooded area at the rear providing a private enclosed rear garden.

The location provides good access to all the local facilities and amenities on Brackla including the Triangle Shopping Precinct, local schools, doctors and dental surgeries. Brackla also has good transport links including close access to Junctions 35 & 36 of the M4 Motorway.

The property benefits from gas fired central heating from a combination boiler, uPVC double glazing and a range of floor coverings. The kitchen and bathroom have been refurbished, a porch has been added to the front and a conservatory to the rear with a solid tile roof. With gardens to front and rear and generous driveway parking, an internal viewing is highly recommended.

The accommodation comprises: Ground Floor: - Entrance Porch; Entrance Hall; Lounge; Kitchen/Dining Room; Conservatory. First Floor:- First Floor Landing;- Master Bedroom; Bedroom 2; Bedroom 3; Family Bathroom.

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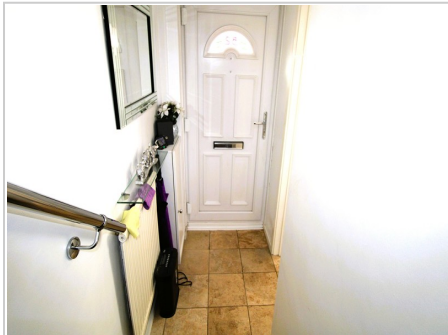
## Accommodation

### Ground Floor



#### Entrance Porch (6' 0" x 4' 4") or (1.84m x 1.33m)

Access via a uPVC double glazed front door leading into an entrance porch that is part panelled and part uPVC glazing with a tiled floor and a uPVC double glazed door leading into:



#### Entrance Hall

Tiled floor; carpeted staircase to first floor with chrome balustrade; smoke alarm; radiator; door leading into:



#### Lounge (0' 0" x 15' 0" x 12' 8") or (0.00m x 4.58m x 3.85m)

uPVC double glazed bay window to front; textured and coved ceilings; fitted carpets; double radiator; door leading to understairs storage; open access through to:

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#### Kitchen/Dining Room (15' 9" x 8' 11") or (4.81m x 2.71m)

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## Dining Area

Skimmed ceiling; vinyl tile effect floors; single radiator; sliding double glazed patio doors leading out into the conservatory.



## Kitchen Area

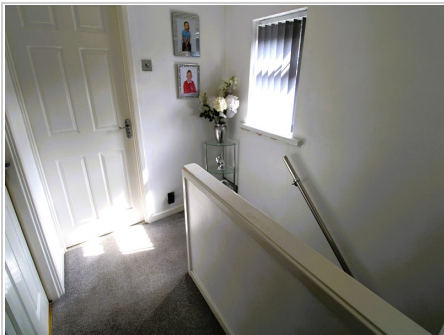
Contemporary two tone grey and white fitted kitchen with a comprehensive range of units including an inset single drainer sink unit; granite work surfaces with complementary granite splashback; a range of floor cupboards incorporating drawer units; a range of wall cupboards with the gas combination central heating boiler located in one of the cupboards; extractor hood; a range electric cooker that is to remain; tall boy pantry units; integrated dishwasher; integrated washing machine; skimmed ceiling with inset spotlighting; vinyl tile effect flooring; uPVC double glazed window overlooking the rear garden.



## Conservatory

Part panelled part uPVC glazed conservatory with vinyl flooring; contemporary wall mounted radiator; two uPVC double glazed doors leading into the rear garden.

## First Floor



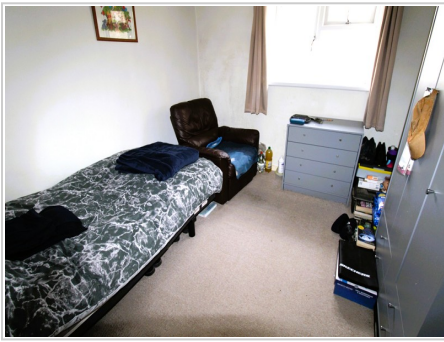
## Landing

uPVC double glazed window to side, textured ceiling, access into the loft, fitted carpet.



## Master Bedroom (13' 1" x 8' 4") or (4.0m x 2.55m)

Textured ceiling, uPVC double glazed window to front, fitted carpet, radiator, fitted double door wardrobes fitted either side of bed recess with bridging cupboards.



### Bedroom 2 (10' 10" x 9' 6") or (3.30m x 2.90m)

Textured ceiling, uPVC double glazed window to rear, fitted carpet, radiator.

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### Bedroom 3 (9' 10" x 10' 3") or (3.0m x 3.12m)

uPVC double glazed window looking out onto the front, bulkhead storage cupboard, textured ceiling, radiator, fitted carpet.

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### Family Bathroom (6' 3" x 6' 0") or (1.91m x 1.82m)

Contemporary white bathroom suite comprising of a moulded bath with shower screen; dual shower head unit over the bath, combination vanity unit incorporating the wash hand basin & W.C, vinyl flooring, tiled walls, chrome heated towel rail, corner medicine cabinet.

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## Front

Open-plan graveled frontage with central flower display, concrete driveway extending to the side of the property with parking for three cars, electric car charging point, storage shed, pedestrian wooden gate leading through to:

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## Rear

Rear garden enclosed by wooden fencing, garden laid to lawn with shrub borders, timber garden shed, steps leading up to the conservatory, feature raised decking area.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:74

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band C

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