



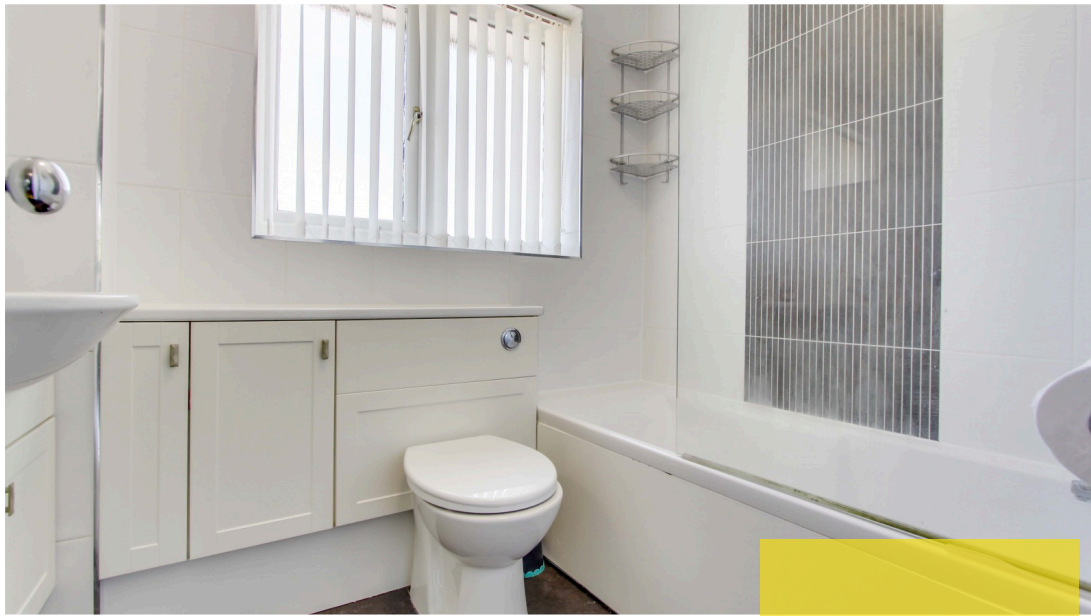
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Guide price £210,000
Maes Talcen, Brackla, CF31

**** GUIDE PRICE £210,000 - £220,000 ****

A well-presented semi-detached family home located in the sought-after location of Brackla. The property has been upgraded by the current vendors and viewings of the property come highly recommended to fully appreciate.

Located in close to local amenities, several schools both Welsh and English and has road links through to Bridgend centre, Mcarthur Glen and Cardiff.

Entrance Hall

Double glazed front door to the side of the property, with carpet flooring and stairs to the first floor. There is also storage or walk thorough to the dining area.

Kitchen

Kitchen fitted to a high standard - with integrated fridge/freezer and dishwasher, pull out side cupboard and storage space. Double glazed window to front.

Lounge 12' 1" x 16' 5" (3.68m x 5.00m)

An ideal family room double glazed window to the rear aspect and French doors to the garden which allows plenty of light in to the room.

Dining Room 16' 7" x 7' 9" (5.05m x 2.36m)

A spacious family dining area double glazed window to the front.

Landing

Hardwood flooring, and doors to all rooms with access to the attic which is boarded and has shelving.

Bedroom One 12' 5" x 9' 10" (3.78m x 3.00m)

A spacious master bedroom with fitted wardrobes, a double glazed window to the rear and hardwood flooring.

Bedroom Two 8' 5" x 9' 2" (2.57m x 2.79m)

Another double bedroom, with a double glazed window to the front, airing cupboard, hardwood flooring.

Bedroom Three 9' 5" x 6' 4" (2.87m x 1.93m)

Single bedroom with a double glazed window to rear, hardwood flooring.

Bathroom

A modern family bathroom that has tiled flooring, shower over the bath, W/C, wash hand basin, heated towel rail and double glazed privacy window to the front.

Outside Front

Set back off the road with parking for multiple vehicles, great for guests or those who own a campervan/caravan/motorhome.

Outside Rear

A private back garden, two security gates with both a decking seating area and a recently installed pergola, lawn area and a block built shed with a new roof



Ground Floor



First Floor

EPC
Coming soon

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