

HUNTERS®

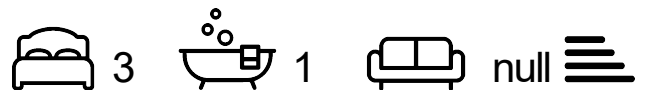
HERE TO GET *you* THERE



The Spinney

Brackla, Bridgend, CF31 2JE

Offers In Excess Of £215,000



Council Tax: C



82 The Spinney

Brackla, Bridgend, CF31 2JE

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Hallway

with laminate effect flooring, skimmed walls and textured ceiling with central lighting, stairs to first floor, radiator, front door, French doors to lounge

Lounge

13'2" x 12'4" (4.01m x 3.76m)

with carpets, skimmed walls and ceiling which is covered with central light fittings, wood fireplace with electric fire, radiator, window to front and open arch to dining.

Dining

11'0" x 7'10" (3.35m x 2.39m)

with carpets, skimmed walls and ceiling which is covered with central light fittings, window to rear.

Kitchen

11'0" x 7'7" (3.35m x 2.31m)

Tiled flooring, skimmed walls & clad ceiling, central light fittings, radiator, selection of base units and pantry unit in white gloss with granite effect worktops and tiled backsplash, sink and drainer with mixer tap, electric oven & gas hob with hood, wall mounted boiler, two windows and door to rear garden.

Landing

which is carpeted, skimmed walls and textured ceiling with central light fitting, wood balustrade, attic access, window to side, doors to;

Bedroom 1

13'1" x 8'10" (3.99m x 2.69m)

with carpets, skimmed walls and ceiling with central lighting, radiator, built in double wardrobes, window to front.

Bedroom 2

9'3" x 9'1" (2.82m x 2.77m)

with carpets, skimmed walls and ceiling with central lighting, radiator, window to rear, built in storage with rail.

Bedroom 3

9'8" x 6'6" (2.95m x 1.98m)

with laminate flooring, skimmed walls and textured ceiling with central lighting, radiator, window to front, storage over stairwell.

Bathroom

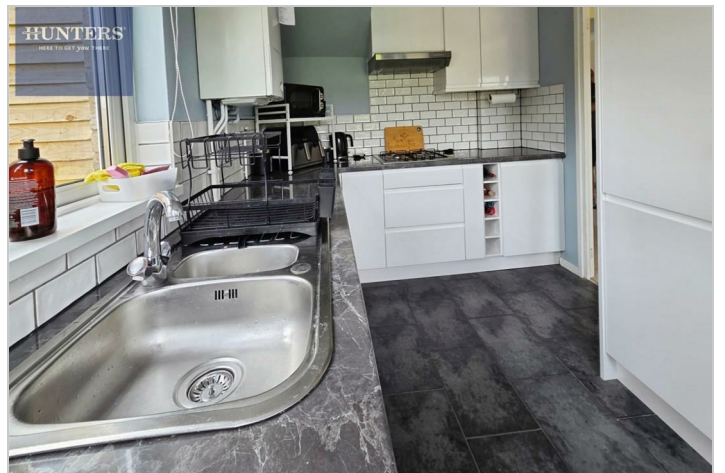
6'2" x 6'2" (1.88m x 1.88m)

with laminate flooring, tiled effect walls and smooth ceiling with spot lighting, chrome towel radiator, window to rear, 3 piece suite wc, handwash basin and bath with electric shower and glass screen.

Gardens

Front open garden with concrete drive for 2 cars, lawn to front of the house, shed built onto side (5m x 1.6m approx.)

Enclosed rear garden with patio to rear and steps up to second tier lawn, side access to front.



Road Map



Hybrid Map



Terrain Map



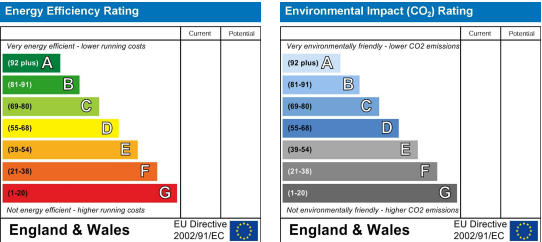
Floor Plan



Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.