

# HUNTERS<sup>®</sup>

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## Fenwick Drive

Brackla, Bridgend, CF31 2LD

Asking Price £240,000



Council Tax: D



# 13 Fenwick Drive

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Asking Price £240,000



## General

Conveniently off junction 35 or 36 of the M4 in South Wales. Just a 10-20 min drive can get you to Cardiff or Swansea, Coast or Countryside.

Brackla is a community in the east of Bridgend in Bridgend County Borough. Brackla has a population of 11,749. The local area boasts many facilities and amenities including: Primary Schools, Comprehensive School, Doctors Surgery, Bus routes, variety of shops, takeaways, pubs, along with a variety of shops centrally and on the outskirts at the many retail parks.

## Hallway

With laminate, smooth walls and textured ceilings, central light fitting, radiator, upvc front door and secondary door to:

## Lounge Dining

22'5" x 13'3" (at widest points) (6.83m x 4.04m (at widest points))

with carpets to living area and laminate to dining, smooth walls & ceilings with two central light fittings, large patio doors opening to rear, two radiators, utility cupboard, stairs to first floor.

## Reception

9'0" x 6'11" (2.74m x 2.11m )

with carpets, smooth walls & textured ceilings with central light fitting, window to front, radiator.

## Kitchen

11'1" x 8'1" (3.38m x 2.46m )

with tiled flooring, smooth walls & ceilings with spot lights, window to rear, selection of base and wall units shaker style cream with oak effect worktops

and tiled back splash, integral composite sink and drainer, appliances which include electric hood, dishwasher and under unit fan heater. Open arch to utility

## Utility

8'1" x 8'1" (2.46m x 2.46m )

with same tiled flooring, skimmed walls and ceilings with with spot lighting, selection of base and wall units to match kitchen with oak effect worktop, plumbing for washing machine, door and window to rear.

## Landing

Carpets, skimmed walls and textured ceilings, central light fitting, wood banister, airing window to rear.

## Bedroom 1

11'5" x 10'4" (3.48m x 3.15m )

with laminate, smooth walls and textured ceilings which are coved, central light fittings, radiator, window to rear, selection of built in wardrobes with sliding mirror doors.

## Bedroom 2

10'4" x 10'00" (3.15m x 3.05m )

with carpets, smooth walls and ceilings which are coved, central light fittings, radiator, window to front.

## Bedroom 3

10'1" x 7'1" (3.07m x 2.16m)

with carpets, smooth walls and ceilings which are coved, central light fittings, radiator, window to front.

## Bathroom

9'11" x 7'10" (3.02m x 2.39m)

with vinyl flooring, clad walls and skimmed ceilings with spot lighting, 3 piece white suite wc and sink built into vanity and bath, separate shower cubicle with thermostatic shower, chrome towel radiator.

## Garden

Tiered rear garden with patio area against rear of house and steps leading to a larger rear patio area, further steps to lawn with rear access.

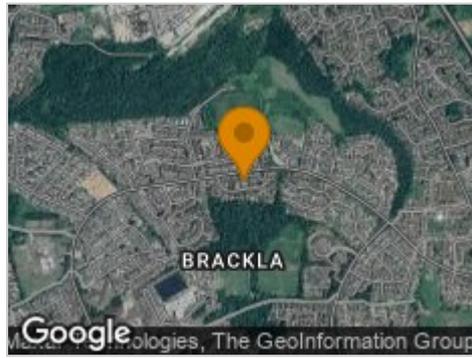
In front of property there is an allocated parking space in front of a terraced single garage.



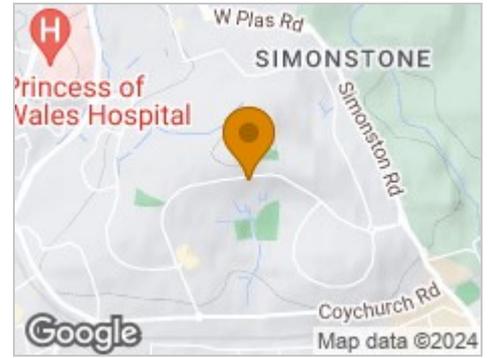
## Road Map



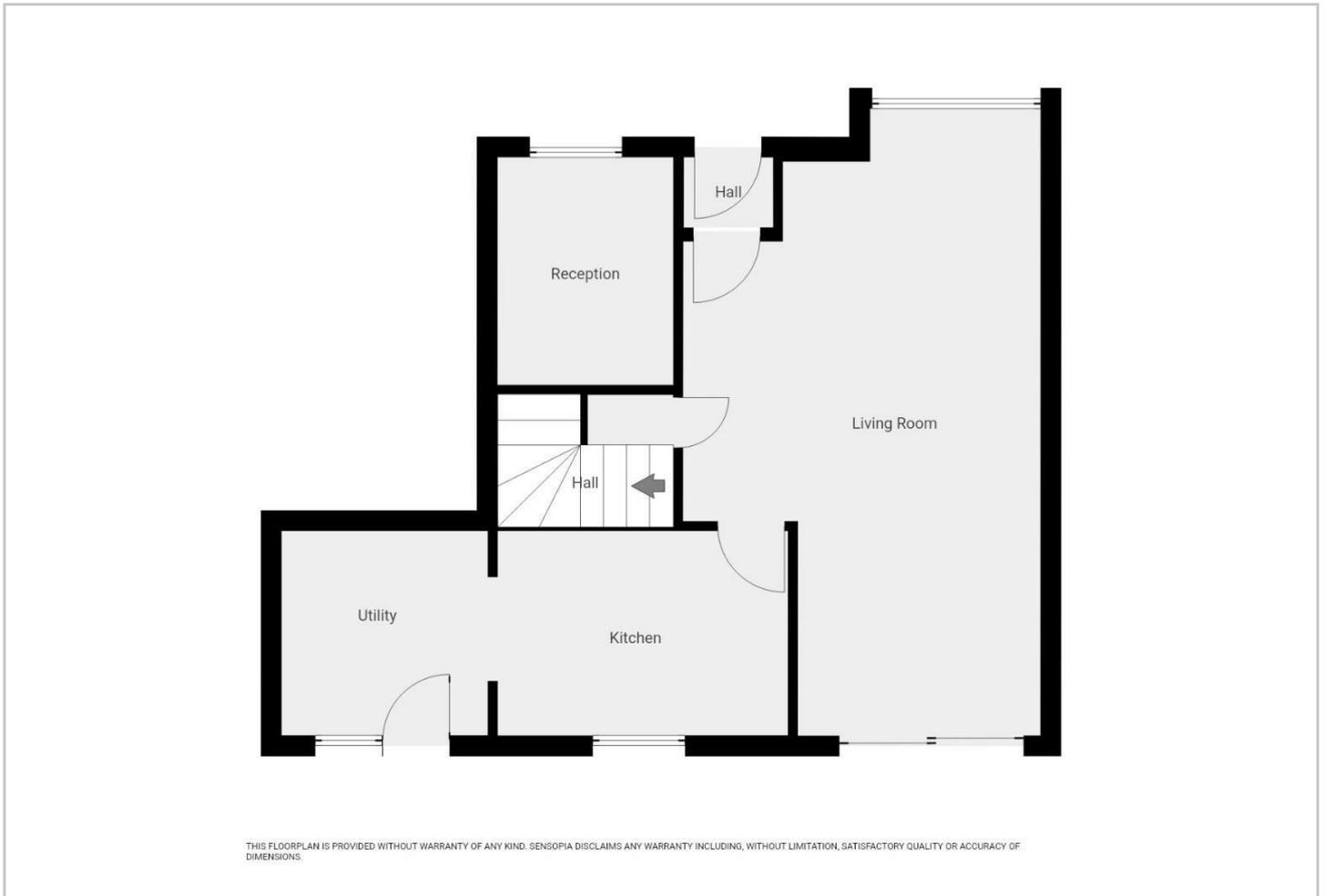
## Hybrid Map



## 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.