

FOR
SALE



21 Derwen View, Brackla, Bridgend, Mid Glamorgan CF31 2QU

£235,000 - Freehold



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PROPERTY SUMMARY

Well presented three bedroom semi detached house comprising entrance hall, lounge, kitchen/diner, downstairs w.c. first floor bathroom, enclosed rear garden with wooden cabin and driveway parking to the front. Viewing recommended.

POINTS OF INTEREST

- Three bedroom semi detached house
- Kitchen/diner
- Downstairs w.c. and first floor bathroom
- Enclosed rear garden
- Driveway parking to the front
- Wooden multi use cabin in rear garden
- EPC D/ Council Tax C



ROOM DESCRIPTIONS

Entrance

Via part glazed and frosted composite door into the entrance hall.

Entrance Hall

Textured and coved ceiling with centre light, smoke alarm, plastered and emulsioned walls, skirting, radiator and vinyl flooring in wood effect. Stairs leading to the first floor and doors leading to the downstairs w.c. and lounge.

Downstairs w.c.

0.97m x 1.77m (3' 2" x 5' 10") Textured ceiling with centre light, plastered and emulsioned walls with tiling to the splash back areas, skirting and a continuation of the vinyl flooring. Two piece suite comprising low level w.c. and vanity sink unit with a ceramic sink set on a wooden work top with chrome mixer tap. PVCu frosted double glazed window overlooking the front of the property and wall mounted radiator.

Lounge

3.63m x 4.28m (11' 11" x 14' 1") Textured and coved ceiling with centre light, plastered and emulsioned walls, skirting, a continuation of the vinyl flooring and PVCu double glazed window overlooking the front of the property. Feature electric fire and double doors leading into the kitchen/diner.

Kitchen/Diner

2.69m x 4.72m (8' 10" x 15' 6") Textured ceiling with two centre lights, plastered and emulsioned walls, skirting, laminate flooring in wood effect and radiator. A range of base and wall units in shaker style with complementary roll top laminate work tops housing an inset black resin sink with chrome mixer tap. Space for washing machine, dish washer and fridge/freezer. Integrated electric oven, four ring gas hob with overhead extractor fan and breakfast bar. Ample space for dining table and chairs. Door leading to under stairs storage currently used as a pantry area with shelving. PVCu double glazed window overlooking the rear of the property and PVCu double glazed doors leading out to the rear garden. Wall mounted gas combination boiler.

Landing

Stairs leading to the first floor with fitted handrail. Textured ceiling with centre light, loft access and smoke alarm, plastered and emulsioned walls, skirting and fitted carpet. Doors leading to three bedrooms, family bathroom and airing cupboard with shelving.

Bedroom 3

2.11m x 2.77m (6' 11" x 9' 1") Textured ceiling with centre spot lights, plastered and emulsioned walls, skirting, fitted carpet and built in wardrobe with double mirrored doors, PVCu double glazed window overlooking the rear of the property and radiator.

Bedroom 2

2.75m x 2.84m (9' 0" x 9' 4") Textured ceiling with centre spot lights, plastered and emulsioned walls, skirting, fitted carpet and built in double storage cupboard with mirrored doors. PVCu double glazed window overlooking the rear of the property and radiator. Built in shelving.

Family bathroom

1.90m x 1.92m (6' 3" x 6' 4") Textured ceiling with centre light, extractor fan, part tiled / part emulsioned walls, skirting, tiled flooring and frosted PVCu double glazed window overlooking the side of the property. Three piece suite comprising low level w.c. bath with folding glass screen, taps and handheld attachment and overhead electric shower and ceramic sink with chrome mixer tap. Wall mounted chrome towel rail radiator.

Bedroom 1

2.56m x 4.74m (8' 5" x 15' 7") Textured ceiling with centre light, plastered and emulsioned walls with one feature papered wall, skirting and fitted carpet. Three sliding mirrored doors leading to a walk in wardrobe with hanging rails, shelving and further storage. PVCu double glazed window overlooking the front of the property and radiator.

Outside

Tarmac driveway to the front of the property for off road parking, paved steps leading to the front door and small area laid to lawn with decorative stone and shrubbery and outside lighting.

Good sized enclosed rear garden laid to wood decking and patio with side gate leading to the front of the property. Outside tap, wooden outbuilding with power and lighting.

MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: None.

Heating Sources: Central. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G excellent data and voice

Construction Type

Floor: Solid, limited insulation (assumed)

Roof: Pitched, 200 mm loft insulation

Walls: Cavity wall, as built, insulated (assumed)

Windows: Fully double glazed

Lighting: No low energy lighting

EPC Rating: D (66)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



