



## Maes Talcen, £165,000

- NO CHAIN
- Two Bedrooms
- Detached Bungalow
- Garage
- Off Street Parking
- EPC Rating: D



 2  1  1



## About the property

Being sold with NO ON GOING CHAIN is this detached bungalow located in the sought after village of Brackla! Close proximity to all amenities such as schools, shops as well as a short distance to M4 Corridor! Internally the property comprises entrance hall, lounge, kitchen, conservatory, bedrooms and bathroom. To the rear of the property is an enclosed low maintenance garden. To the front of the property is a driveway for off street parking. The property further benefits from a detached single garage! Viewings are highly recommended for this property, to book call 01656657201 or book via website [www.peteralan.co.uk](http://www.peteralan.co.uk).



## Accommodation

### Entrance Hall

Enter via uPVC door. Access to all rooms. Fitted carpet.

### Lounge

15' 7" x 10' ( 4.75m x 3.05m )  
Fitted carpet. uPVC doors to conservatory. Access to kitchen.

### Kitchen

12' 9" x 6' 6" ( 3.89m x 1.98m )  
Fitted with matching wall and base units with worktop space over. Insert stainless steel sink with mixer tap. Space for all appliances. uPVC double glazed window and door for side access. Fitted carpet.

### Conservatory

10' 6" x 15' 5" ( 3.20m x 4.70m )  
Fitted carpet.

### Master Bedroom

12' 5" x 6' 9" ( 3.78m x 2.06m )  
Fitted carpet. uPVC window.

### Bedroom Two

12' 3" x 6' 9" ( 3.73m x 2.06m )  
Fitted carpet. uPVC window.

### Bathroom

Fitted with three piece suite comprising bath with shower over, wash hand basin and wc. Fitted carpet. Tiled backsplash. uPVC window.

### Rear Garden

Enclosed low maintenance garden.

01656 657201  
bridgend@peteralan.co.uk



## Floorplan

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

