

Longacres,
Brackla,
Bridgend County.
CF31 2DD

299,999



- Detached Four Double Bedroom Home
- Spacious Bedrooms
- Located with a quiet residential area of brackla
- Generous Lounge with patio doors to the rear
- Kitchen/Dining room with utility room
- Master with en-suite
- Downstairs cloakroom, family bathroom and en-suite
- Single garage with ample parking for a family
- Close to town centre and m4



Ref: PRA10222

Viewing Instructions: Strictly By Appointment Only

General Description

"Deceptively spacious four bedroom" Detached House comprising entrance hallway, cloakroom-WC, lounge, kitchen-dining room and utility room to the ground floor, Second floor has two double bedrooms comprising of a generous master with fitted wardrobes and en-suite and second double bedroom and main family bathroom. Top Floor has two further generous double bedrooms. Single Garage, ample off road Parking and enclosed rear garden. VIEWING HIGHLY RECOMMENDED.

Accommodation



Entrance Hallway

Entrance - Enter via steel door to hallway, UPVC Double glazed window to front, comprising plain ceiling, plain walls, karndean flooring, stairs to first floor, doors leading to ground floor rooms.



Lounge (16' 04" x 9' 09") or (4.98m x 2.97m)

Generous 16 foot lounge with UPVC double glazed window to front aspect and UPVC sliding doors to rear, carpet flooring, plain walls, plain ceiling and two radiators.



Kitchen / Dining Room (16' 02" x 9' 09") or (4.93m x 2.97m)

Lovely kitchen/dining room with UPVC double glazed window to front aspect and UPVC double glazed to rear over looking the garden, range of wall and base units with complimentary worktops, electric double oven and gas hob with extractor over, wine cooler, integrated fridge/ freezer and dishwasher, stainless steel sink with mixer tap over, karndean flooring, plain ceiling, plain walls and tile splash back, radiator and door leading to the utility room.



Utility Room (6' 04" x 4' 01") or (1.93m x 1.24m)

Steel door to rear aspect, large range of wall and base units, wine rack, space for washing machine and tumble dryer, radiator, karndean flooring, plain walls, plain ceiling and tile splash back to the stainless steel sink.



Cloakroom/w.c

Two piece suite comprises of low level wc and wash hand basin, radiator, karndean flooring, plain walls and plain ceiling.



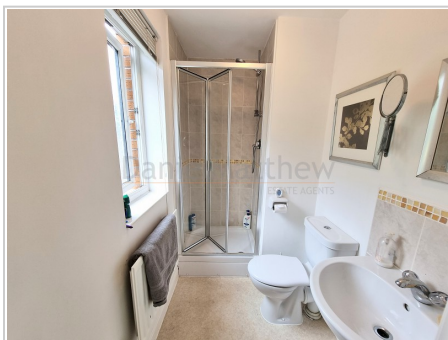
Landing

UPVC double glazed window to front aspect, plain ceiling, plain walls, carpet flooring, radiator and access to all first floor rooms, stair access to top floor bedrooms.



Master Bedroom (16' 07" x 10' 02") or (5.05m x 3.10m)

Beautiful size master with UPVC double glazed window to front and rear, two fitted wardrobes, plain ceiling, plain walls, carpet flooring, two radiators and access to the en-suite.



En Suite (7' 03" x 4' 05") or (2.21m x 1.35m)

Three piece suite comprises shower cubicle with thermastatic shower, low level wc and wash hand basin, radiator, UPVC double glazed window to rear aspect, plain ceiling, plain walls, vinyl flooring and tile splashback to the sink and fully tiled shower cubicle.



Bedroom Two (10' 07" x 10' 09") or (3.23m x 3.28m)

UPVC double glazed window to rear aspect, fitted wardrobe, plain ceiling, plain walls, carpet flooring and radiator.



Bathroom (6' 08" x 5' 09") or (2.03m x 1.75m)

UPVC double glazed obscure window to front aspect, three piece suite comprises of panel bath, low level wc and pedestal was hand basin, radiator, plain ceiling, plain walls and vinyl flooring.



Landing Two

Velux window to front aspect, plain ceiling, plain walls, carpet flooring, radiator and access to both double bedrooms.

Bedroom Three (11' 09" x 10' 0") or (3.58m x 3.05m)

UPVC double glazed window to front aspect and velux to rear aspect, plain ceiling, plain walls, carpet flooring and radiator.



Bedroom Four (11' 09" x 10' 0") or (3.58m x 3.05m)

UPVC double glazed window to front aspect and velux to rear aspect, plain ceiling, plain walls, carpet flooring and radiator.

Outside

Front - Steps leading to the front door, decorative stones and driveway for several vehicles leading to the garage.

Rear- Fence and wall boundary, mature bushes and trees shed to remain, decorative stones and patio area with side gate access.

Garage- Up and over door.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: 75

Tenure

We are informed that the tenure is Freehold

Length of lease: .

Ground Rent

Service Charge

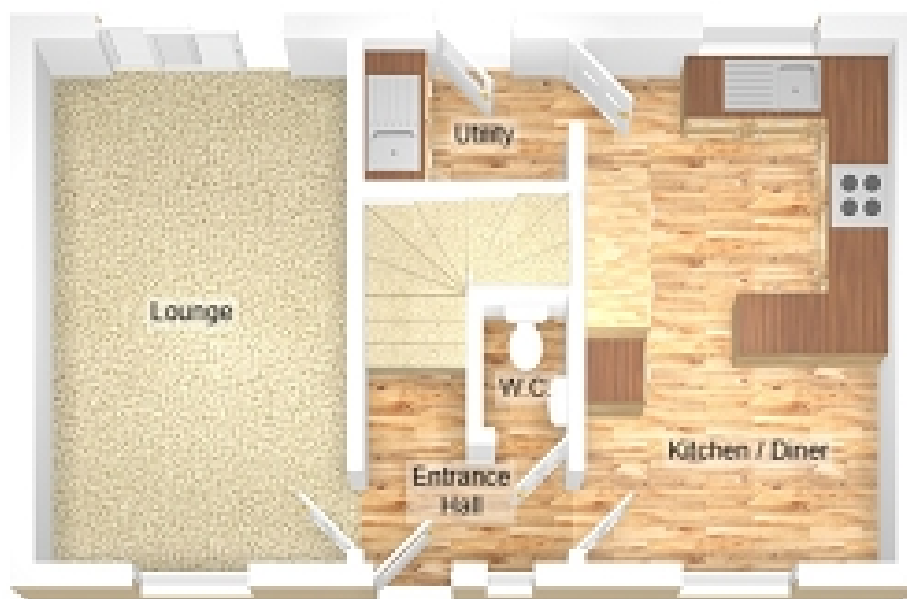
Council Tax

Band Not Specified

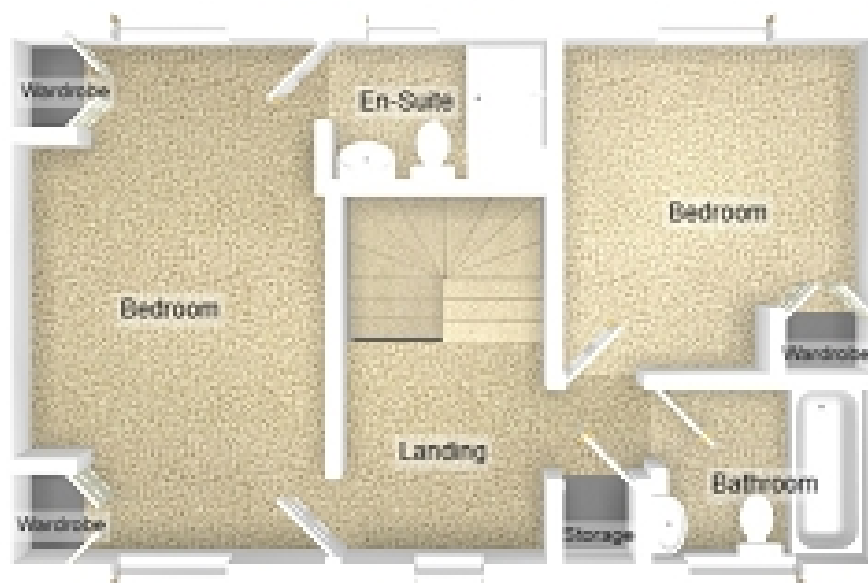
Deposit: NOT KNOWN



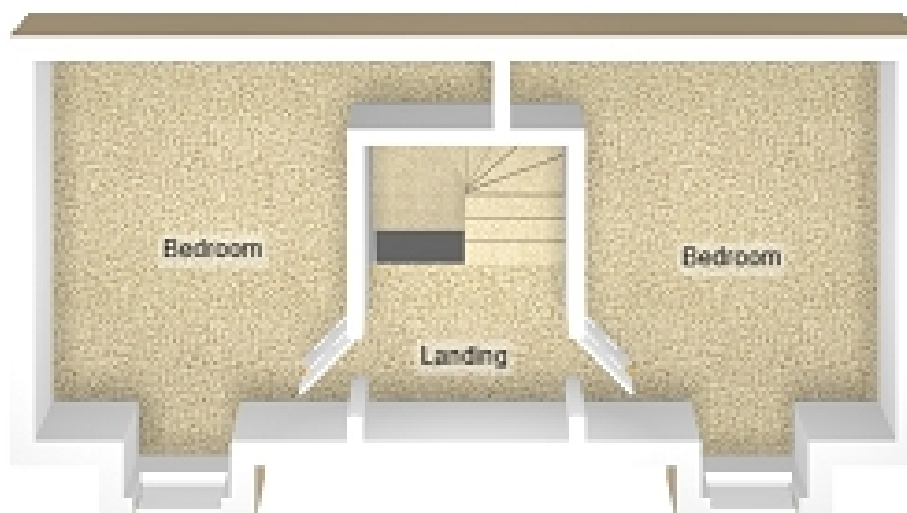
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.