

St.
Michaels Way,
Brackla,
Bridgend County.
CF31 2BE

315,000



- Four Bedroom Detached
- Three Reception Rooms
- Cloakroom
- Ensuite
- Double Garage
- Off Road Parking
- No Chain
- Garden To Rear



Ref: PRA10328

Viewing Instructions: Strictly By Appointment Only

General Description

Daniel Matthew Estate Agents are pleased to offer for sale this four bedroom detached property set within the popular Coity End of Brackla Estate. Offered with no ongoing chain the property has a generous garden with a detached double garage. Comprising entrance hall, kitchen/diner, Study, lounge and cloakroom. To the first floor master bedroom with en-suite, three further bedrooms and family bathroom. Driveway parking for two vehicles and potential to make one more in front of the property. Garden to front, generous size rear garden. Close to transport links and local amenities Viewing recommended. Call today to arrange an appointment

Accommodation

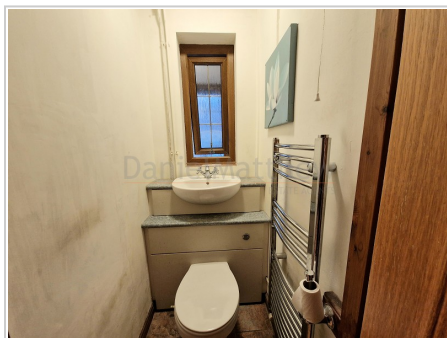
Entrance Hallway

Enter via UPVC double glazed door to hallway, textured ceiling, plain walls, stairs to first floor, doors leading to ground floor rooms.



Study (10' 05" x 7' 08") or (3.18m x 2.34m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, laminate flooring, radiator.



Cloakroom/w.c (2' 08" x 3' 06") or (0.81m x 1.07m)

UPVC double glazed obscured window to front aspect, textured ceiling, plain walls with tiled splashback, low level WC, wash hand basin.



Lounge (15' 08" x 13' 05") or (4.78m x 4.09m)

UPVC double glazed window to rear aspect, UPVC double glazed French doors leading to rear garden, textured ceiling, plain walls, laminate flooring, radiator, double doors leading to dining room.



Dining Room (11' 02" x 8' 04") or (3.40m x 2.54m)

UPVC double glazed French doors leading to rear garden, textured ceiling, plain walls, laminate flooring, radiator, double doors leading to lounge.

Kitchen/ Diner (16' 02" x 8' 07") or (4.93m x 2.62m)

UPVC double glazed window to front aspect, textured ceiling, plain walls with tiled splashback, tiled flooring, sink/drainage, integrated hob and oven, plumbing for washing machine, space for fridge/freezer.



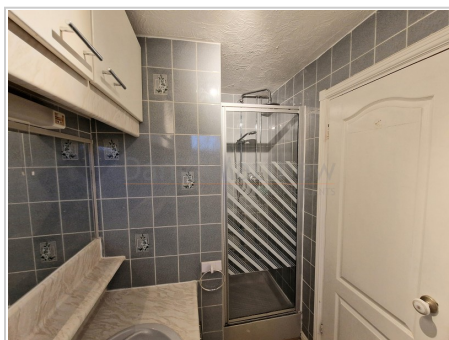
Landing

UPVC double glazed window to side aspect, textured ceiling, access to loft, plain walls, airing cupboard, carpet flooring, doors leading to all first floor rooms.



Master Bedroom (10' 02" x 11' 09") or (3.10m x 3.58m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls, fitted wardrobes, carpet flooring, radiator, door to ensuite.



En Suite (4' 09" x 5' 02") or (1.45m x 1.57m)

UPVC double glazed obscured window to side aspect, textured ceiling, plain walls with tiled splashback, low level WC, wash hand basin, shower cubicle.



Bedroom Two (11' 05" x 10' 0") or (3.48m x 3.05m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls, laminate flooring, fitted wardrobes, radiator.



Bedroom Three (11' 03" x 8' 03") or (3.43m x 2.51m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, laminate flooring, radiator.

Bedroom Four (7' 02" x 8' 09") or (2.18m x 2.67m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, radiator.

Bathroom (7' 08" x 6' 07") or (2.34m x 2.01m)

UPVC double glazed obscured window to front aspect, textured ceiling, plain walls with tiled splashback, low level WC, wash hand basin, panelled bath.

Double Garage

Two up and over doors, power and lighting.

Outside

Front- Off road parking, side access.

Rear - Mature hedging and shrubbery, laid to lawn, decking area.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: 71

Tenure

We are informed that the tenure is Freehold

Length of lease: .

Ground Rent

Service Charge

Council Tax

Band E

Deposit: NOT KNOWN





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.