

Longacres,
Brackla,
Bridgend County.
CF31 2DD

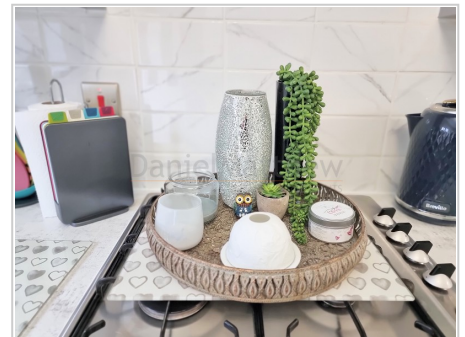
300,000



- Beautifully Presented Four Double Bedroom Detached
- Master with en-suite
- Lounge
- Kitchen/Diner and Utility Room
- Downstairs WC
- Two Double and Bathroom on the first floor
- Two Double on the Second Floor
- Landscaped Garden
- Garage and drive

Ref: PRA10443

Viewing Instructions: Strictly By Appointment Only



General Description

* Beautifully Presented * Daniel Matthew are pleased to offer for sale this well presented detached family home situated on the popular estate of Longacres, Bridgend. Comprising entrance hall, cloakroom, lounge and kitchen/diner. To the first floor Master bedroom with a modern en-suite and one further double bedroom and bathroom. Second floor houses two further bedrooms with generous sizes. Further benefits off road parking, garage, garden to front and rear. Good transport links, close to amenities and local schools. Call our team to arrange an appointment. "A Must To View to appreciate the bedroom sizes".

Accommodation



Entrance Hallway

Enter via modern grey composite door, UPVC window to front aspect, plain walls, plain ceiling, tile flooring, radiator and access to all ground floor rooms.



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

Spacious lounge what a UP VC window to the front and UPVC patio doors to the rear accessing the garden, plain walls , plain ceiling, carpet flooring and radiator.



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

Beautiful kitchen/diner 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, integrated fridge/ freezer and dishwasher, stainless steel sink with mixer tap over, laminate 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)

Door to rear access, space for washing machine and tumble dryer, wall and base units, wine rack, radiator, plain walls, plain ceiling and laminate flooring.



Cloakroom/w.c

Downstairs cloakroom with plain and half tile walls, mosaic tile flooring, plain ceiling, low level wc and pedestal wash hand basin and radiator.



Landing

Spacious and modern landing with a UPVC double glazed window to front aspect, plain and feature paper wall, carpet flooring, radiator and access to first floor rooms and staircase access to the second floor.



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

UPVC double glazed window to front and rear aspect making this a delightful bedroom with plain and wallpaper feature wall, carper flooring, plain ceiling, radiator and access to the en-suite.



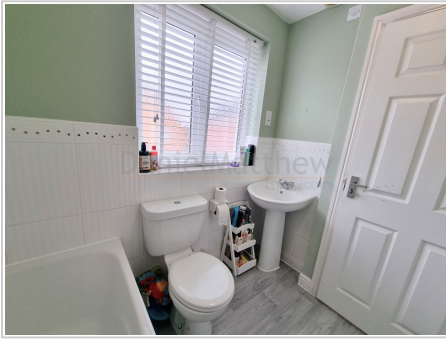
En Suite (7' 03" x 4' 05") or (2.21m x 1.35m)

UPVC double glazed obscure window to front aspect, three piece suite comprises of shower cubicle with waterfall shower head and thermostatic shower, low level wc and pedestal was hand basin, towel radiator, plain ceiling, plain walls and tile flooring.



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

Bedroom Two is a double and is presently a beautiful dressing room with a UPVC double glazed window to front aspect, plain walls, laminate flooring, plain ceiling and radiator.



Bathroom

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

Spacious and modern landing with a feature light and a UPVC double glazed window to front aspect, plain and feature paper wall, carpet flooring, radiator and access to second floor rooms.

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

Bedroom Three is a double on the second floor and has add a UPVC double glazed window to front aspect and velux to the rear, plain walls, carpet flooring, plain ceiling, attic hatch and radiator.

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

Bedroom Four is a double on the second floor and has add a UPVC double glazed window to front aspect and velux to the rear, plain walls, carpet flooring, plain ceiling and radiator.

Outside

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

Rear- Beautifully landscaped garden with laid to lawn, laid to patio and decorative trim boundary, raised decorative stone tier to the garden and a corner area of deck behind the garage, lovely undercover seating gazebo to remain and Fence and wall boundary with gate access.

Garage- Up and over door with power and light.

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

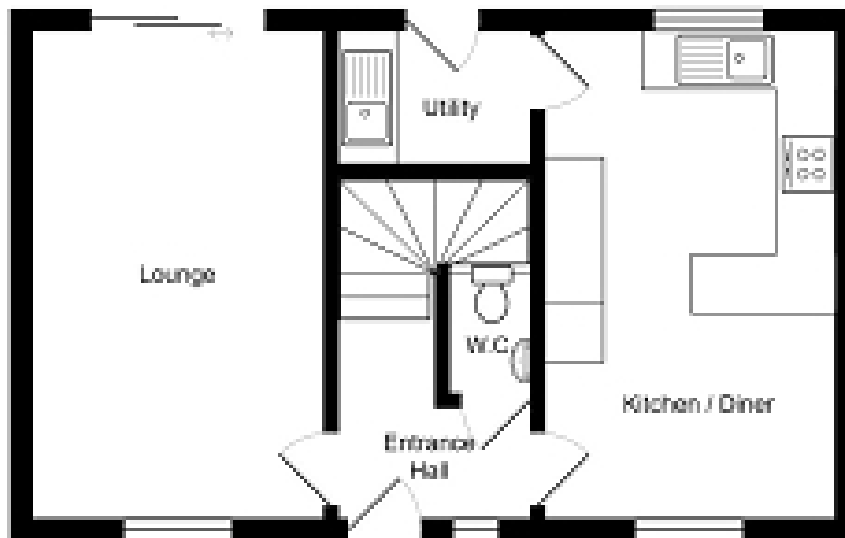
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Deposit: NOT KNOWN

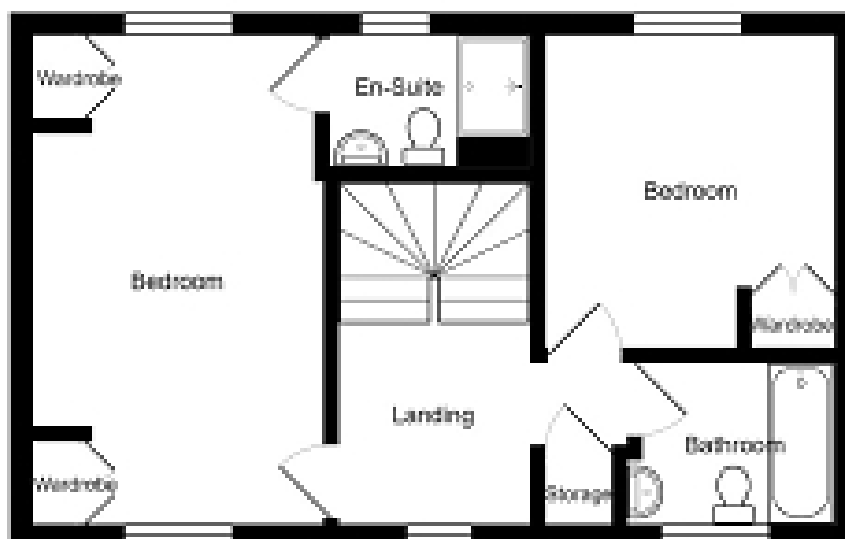




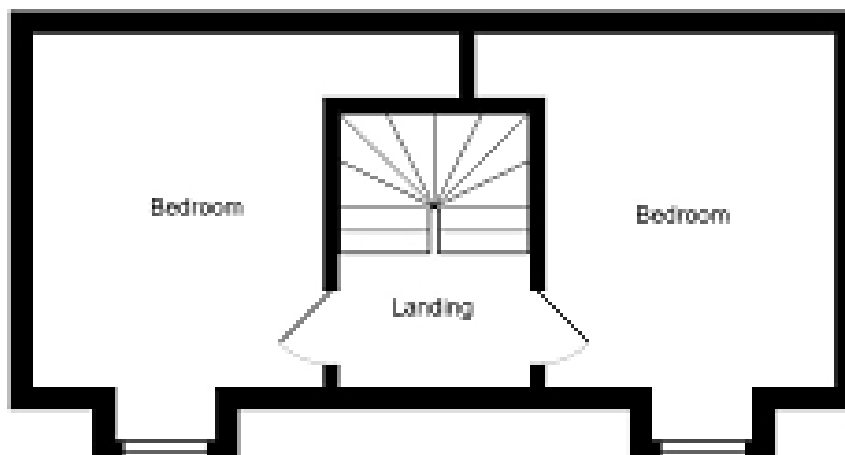
GROUND FLOOR



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.