

Badgers Brook,  
Brackla,  
Bridgend County.  
CF31 2QS

249,950



- 3 Bedroom Semi-Detached with
- Spacious Lounge
- Stunning Kitchen (fitted three years ago)
- Versatile room which is the
- Master with en-suite
- Two Further Bedrooms
- Family Bathroom and downstairs WC
- Viewing Recommended
- Schools Within Walking Distance

**Ref: PRA10534**

Viewing Instructions: Strictly By Appointment Only



## General Description

\*\*\* IDEAL FAMILY HOME WITH VIDEO TOUR \*\*\* Daniel Matthew Estate Agents are delighted to offer to the market this beautifully presented three bedroom semi detached property situated in Brackla. Property comprises to the ground floor, hallway, large lounge and fitted kitchen (installed three years ago) and additional versatile room which is the . To the first floor there is a master with en-suite and two further bedrooms and family bathroom. Further benefits are private garden and block pave drive way, close to local amenities and great school catchment. Viewing's are highly recommended, please contact a member of our team on 01656 750764

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## Accommodation

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### Hallway

UPVC double glazed door, textured ceiling, plain walls, laminate flooring, radiator, door with glazed panel leading into lounge.

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Lounge (9' 05" Max x 20' 01" Max) or (2.87m Max x 6.12m Max)

UPVC french door to garden, textured ceilings, plain walls, laminate flooring, radiator and door to kitchen.

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Kitchen (16' 01" Max x 7' 04" Max) or (4.90m Max x 2.24m Max)

Kitchen has been installed within the last three years and has a range of wall and base units with complimentary worktop. UPVC window to rear aspect, UPVC door, textured ceiling, plain walls, tiled splash back, tiled flooring, plumbing for washing machine, space for fridge freezer and tumble dryer, integrated hob and oven with extractor over, ceramic sink/drainers, boiler is in kitchen.

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Garage Conversion (15' 05" Max x 7' 04" Max) or (4.70m Max x 2.24m Max)

UPVC window to front aspect, plain ceilings, plain walls and laminate flooring.

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### Landing

Access to first floor rooms, textured ceiling, plain walls, carpet flooring with airing cupboard.

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Master Bedroom (9' 07" Max x 10' 07" Max) or (2.92m Max x 3.23m Max)

UPVC window to front, textured ceiling, plain walls carpet, radiator door to en-suite.

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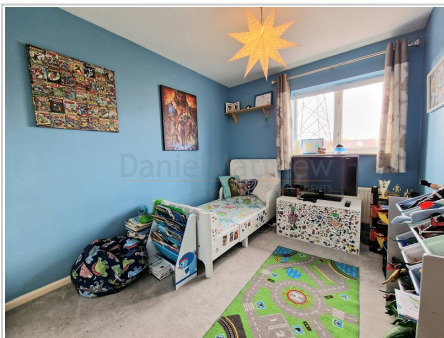
## En Suite

UPVC obscured window to side aspect, radiator, three piece suite with shower enclosure with thermostatic shower and tiled closure, tile flooring, low level WC and pedestal wash hand basin.



## Bedroom Two (7' 06" Max x 10' 09" Max) or (2.29m Max x 3.28m Max)

UPVC window to rear, textured ceiling, plain walls, radiator carpet



## Bedroom Three (7' 08" Max x 9' 02" Max) or (2.34m Max x 2.79m Max)

UPVC window to front aspect, textured ceiling, plain walls, carpet flooring and radiator.



## Bathroom

UPVC obscured window to front aspect, plain ceiling, tiled walls and floor, radiator, w.c, bath with shower over.



## Outside

Front - Block paved and tarmac drive to the front, steps leading to the front door.

Rear- Patio to the rear with fence boundary, dwarf wall with further steps leading to a tiered laid to lawn level, next level is laid to decorative stones, further level which could be for storage or seating area, side gate access.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: 62

## Tenure

We are informed that the tenure is Freehold

Length of lease: .

## Ground Rent

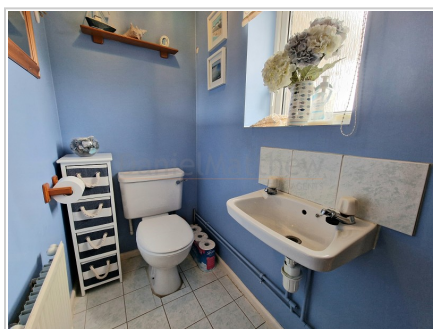
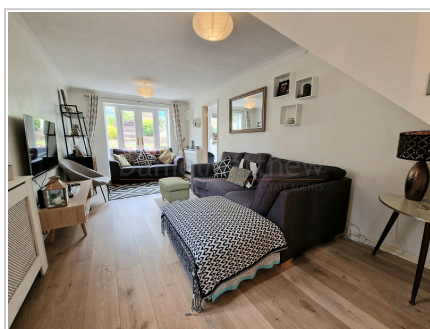
## Service Charge

## Council Tax

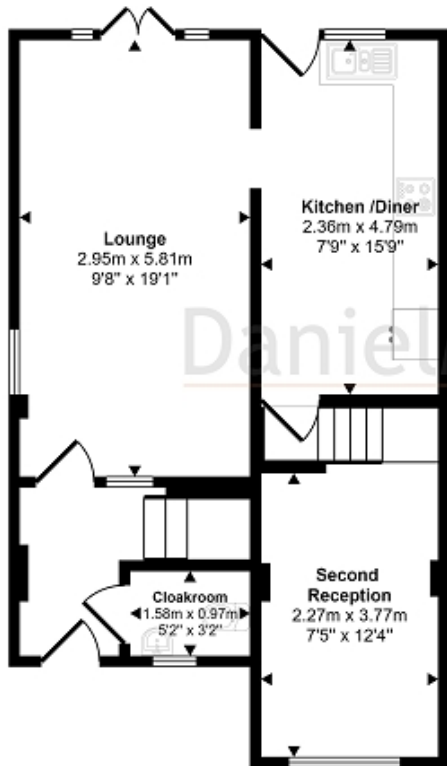
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Deposit: NOT KNOWN

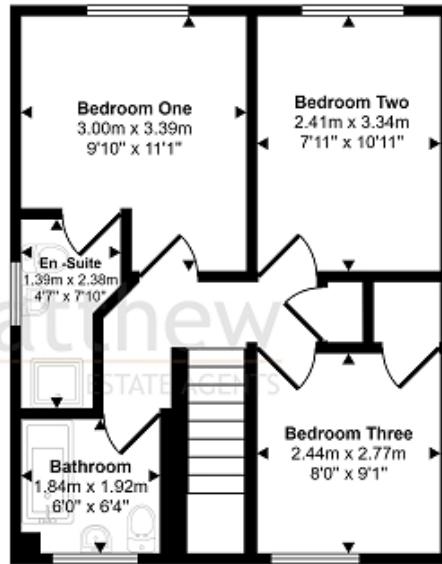
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Approx Gross Internal Area  
88 sq m / 947 sq ft



Ground Floor  
Approx 48 sq m / 517 sq ft



First Floor  
Approx 40 sq m / 430 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.