

Foxfields,  
Brackla,  
Bridgend County.  
CF31 2JL

215,000



- Three Bedroom Chalet Bungalow
- Open plan lounge/diner
- Kitchen
- Lean to from the kitchen
- Downstairs Bathroom and Upstairs Shower room
- Three Bedrooms (one downstairs) two upstairs
- Generous Garden to front and Rear and Drive
- No Gas (but new purchaser could install)
- Utility Room



**Ref: PRA10538**

**Viewing Instructions: Strictly By Appointment Only**

## General Description

"Three Bedroom Chalet Bungalow " Daniel Matthews are pleased to be advertising a versatile three bedroom in a sought after cul-de-sac in Brackla. To the ground floor the side entrance leads you to a downstairs bathroom, utility room, bedroom/reception room then onto a open plan lounge/diner and separate kitchen with a lean to offset from the kitchen with a generous garden. To the first floor two further bedrooms and a shower room. The property benefits from drive for multiple vehicles and front and rear gardens. Close to the shops, easy accesses to the dog walking field behind, M4 route and local schools this property comes with NO CHAIN.

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## Accommodation

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### Entrance Hallway

Enter via door into the porch, further door access into the first hallway, plain walls, textured ceiling, carpet flooring, staircase access to first floor and door access to the lounge.

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### Open Plan Living Area

Open Plan living/dining space with UPVC double glazed window to the front and UPVC french doors to the rear opening out to the patio, plain walls, textured ceiling, storage heaters and carpet flooring.

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### Kitchen

There is a lovely kitchen with a range of wall and base units, complimentary worktops, composite sink, free standing electric electric cooker, fridge and dishwasher to remain, plain walls, textured ceiling, tile flooring, tile splash back and door access to the small lean to/rear porch.

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### Lean-To

Door access to the garden via the UPVC lean to which has a tile floor and ideal for storage of recycling, coats etc.

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## Utility Room

Utility room with wall and base units and complimentary worktops, space for washing machine , plain walls, textured ceiling and tile flooring.



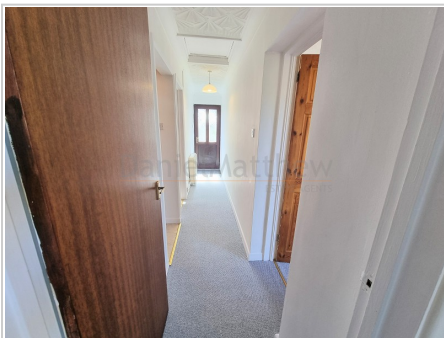
## Bedroom Three/Reception Room

Bedroom three/reception room opens to the side with UPVC french doors to the patio making this an ideal bedroom or reception room, with fitted storage, plain walls, textured ceiling, storage heater and carpet flooring.



## Downstairs Bathroom

Downstairs bathroom boast a four piece suite which benefits a shower enclosure , corner bath, low level WC , pedestal wash hand basin, plain ceiling with velux window, tile flooring, tile walls and towel radiator.



## Inner Hallway

Inner hallway has a UPVC double glazed door to front aspect, plan walls, textured ceiling, storage heater and carpet flooring.



## Landing

Plain walls, storage cupboard housing the water tank, carpet flooring, attic hatch, plain ceiling and access to first floor rooms.



## Bedroom One

Two velux windows(fitted 7 years ago) to the front aspect, plain walls, textured ceiling, carpet flooring, side eaves storage and storage heaters.

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## Bedroom Two

Two velux windows(fitted 7 years ago) to the rear aspect, plain walls, textured ceiling, carpet flooring, side eaves storage and storage heaters.

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## Shower Room

Velux window to rear aspect, tile walls, tile floor, shower enclosure with electric shower, low level WC, pedestal wash and basin and heated towel radiator.

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## Outside

Front - Laid to lawn and drive for multiple vehicles.

Rear - Fence boundary with a low maintenance garden with a path running along the garden, rear patio and decorative stones and laid to slabs.

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## Services

Mains electricity, mains water, mains drainage

EPC Rating: 54

## Tenure

We are informed that the tenure is Freehold

Length of lease: .

## Ground Rent

## Service Charge

## Council Tax

Band Not Specified

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Deposit: NOT KNOWN





FIRST 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.*