

22 Briary Way  
Brackla  
Bridgend  
CF31 2PT

£325,000



- Four Bedroom Detached
- Family Bathroom recently renovated
- Two Reception Rooms
- Kitchen/Breakfast Room
- Two Ensuite
- Garage
- Off Road Parking
- Garden To Front and Rear
- Popular Location
- Close To Amenities

**Ref: PRA10274**

Viewing Instructions:



## General Description

\* Four Bedroom Detached House \* Daniel Matthew are pleased to offer this four bedroom property situated on the popular estate Brackla. Comprising two reception rooms, bedroom four to ground floor with ensuite, kitchen/breakfast room. To the first floor three bedrooms with second ensuite to Master and family bathroom. Further benefits off road parking, garden to front and rear, garage with electric door. Offered with No Chain. Call our team to arrange a viewing.

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## Accommodation

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### Entrance

Enter via composite door to hallway, comprising, plain ceiling, coving, plain walls, laminate flooring, radiator, understairs storage cupboard, doors leading to ground floor rooms, stairs to first floor.

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### KITCHEN/BREAKFAST ROOM (14' 04" x 8' 07") or (4.37m x 2.62m)

UPVC double glazed Georgian style windows to rear aspect, plain ceiling, coving, plain walls with tiled splashback, matching wall and base units, stainless steel sink/drainage, integrated hob and double eye level oven, plumbing for washing machine and dishwasher, tiled flooring, radiator, tiled flooring.

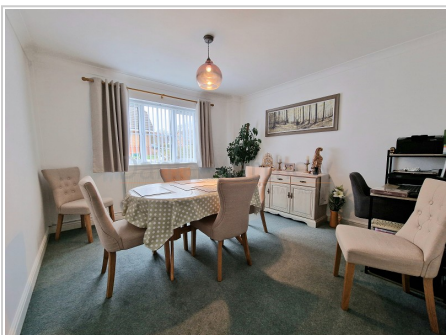
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### Lounge (14' 04" x 12' 09") or (4.37m x 3.89m)

UPVC double glazed French doors leading to rear garden, plain ceiling, coving, plain walls, carpet flooring, radiator.

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### Dining Room (11' 04" x 11' 06") or (3.45m x 3.51m)

UPVC double glazed Georgian style window to front aspect, plain ceiling, coving, plain walls, radiator, carpet flooring.

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## Bedroom Two

UPVC double glazed Georgian style window to front aspect, plain ceiling, coving, plain walls, carpet flooring, radiator, door to ensuite.



## Second Ensuite (6' 07" x 6' 07") or (2.01m x 2.01m)

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



## Landing

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



## Master Bedroom (11'3 x 11'6) or (3.43m x 3.51m)

UPVC double glazed Georgians style window to front aspect, plain ceiling, plain walls, built in wardrobes, radiator, storage to eaves, door to ensuite.



## En Suite (7' 06" x 6' 01") or (2.29m x 1.85m)

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



### Bedroom Three (11' 06" x 8' 01") or (3.51m x 2.46m)

UPVC double glazed Georgian style window to rear aspect, plain ceiling, plain walls, carpet flooring, radiator, built in cupboard.



### Bedroom Four (12' 03" x 8' 01") or (3.73m x 2.46m)

UPVC double glazed Georgian style window to rear aspect, plain ceiling, plain wall, carpet flooring, radiator.



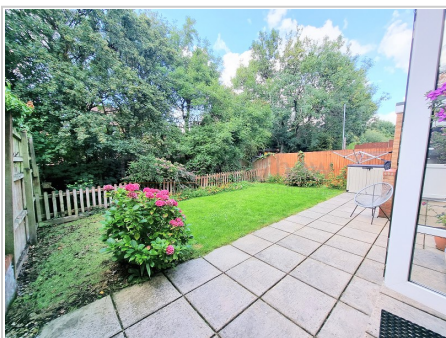
### Bathroom (8' 01" x 7' 07") or (2.46m x 2.31m)

UPVC double glazed obscured window to side aspect, plain ceiling, plain walls with tiled splashback, pedestal wash hand basin, low level WC, panelled bath, LVT flooring, radiator.



### Garage

Electric door, personnel door to rear.



### Garden

Front - Paved front allowing extra parking, small garden area.

Rear - Laid to lawn, patio area, fenced boundaries, mature shrubs, gate leading to brook, side access.

## Services

Mains electricity, mains water, mains gas, mains drainage

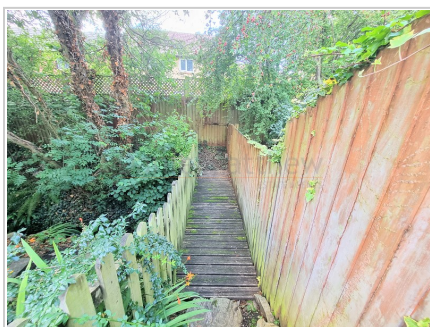
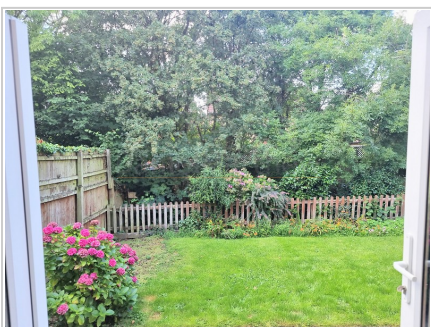
EPC Rating: C72

# Tenure

We are informed that the tenure is Freehold

# Council Tax

Band E





*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.*