

41 Underwood Place  
Brackla  
Bridgend County  
CF31 2LR

£255,000



- Three Bedroom Detached Set down a private access driveway
- Lounge
- Kitchen/Diner
- Master with en-suite
- Beautifully Presented Family Bathroom
- Single Garage
- Enclosed Private Garden
- Located in the popular area of Brackla
- Call on 01656750764 to arrange an appointment

Ref: PRA10366

Viewing Instructions: Strictly By Appointment Only



## General Description

\* Three Bedroom Detached Backing Onto Woodlands \* Daniel Matthew are pleased to offer for sale this double fronted detached home situated on the popular estate Brackla. Comprising hallway, cloakroom, lounge and kitchen/diner. To the first floor three bedrooms with ensuite to master and family bathroom. Further benefits off road parking, garage with power and lighting, garden to front and rear. Call our team to viewing 01656 750764.

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## Accommodation

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### Entrance Hallway

Enter via composite door into a spacious hallway which comprises understairs storage, downstairs wc and access to ground floor rooms and staircase access to first floor.

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### Cloakroom/w.c (4' 09" x 2' 01") or (1.45m x 0.64m)

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls, low level WC, wash hand basin, radiator.

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### Lounge (16' 11" x 10' 03") or (5.16m x 3.12m)

UPVC double glazed window to front aspect, Patio doors leading to rear garden, plain ceiling, plain walls, laminate flooring, radiator.

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### Kitchen/ Diner (17' 03" x 9' 03") or (5.26m x 2.82m)

Beautifully presented white kitchen with wall and base units and complimentary worktop, integrated gas hob with extractor over, raised integrated oven, composite sink with mixer tap, integrated microwave and dishwasher and space for fridge freezer, plain walls and tile splashback, plain ceilings and laminate flooring, adequate space for a table and chairs.

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### Landing

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

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### Master Bedroom (13' 11" x 9' 03") or (4.24m x 2.82m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, laminate flooring, radiator, built in wardrobes, door to ensuite.



### En Suite (9' 04" x 3' 0") or (2.84m x 0.91m)

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



### Bedroom Two (10' 01" x 9' 04") or (3.07m x 2.84m)

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



### Bedroom Three (10' 03" x 6' 01") or (3.12m x 1.85m)

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



### Bathroom (8' 03" x 6' 11") or (2.51m x 2.11m)

UPVC double glazed obscured window to front aspect, plain ceiling, panelled walls, low level WC, panelled bath, shower cubicle, pedestal wash hand basin.

## Outside

Front - Steps leading down to property, decorative gravel area, side access to rear garden.

Rear - Decking area, steps leading down to garden, fenced boundaries.

## Garage

Up and over door, power and lighting.

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## Services

Mains electricity, mains water, mains gas, mains drainage

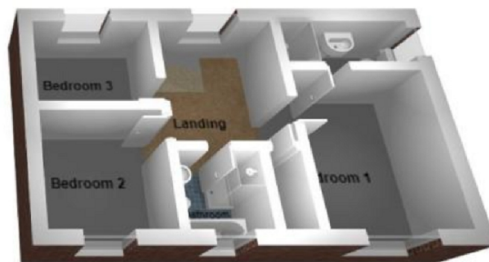
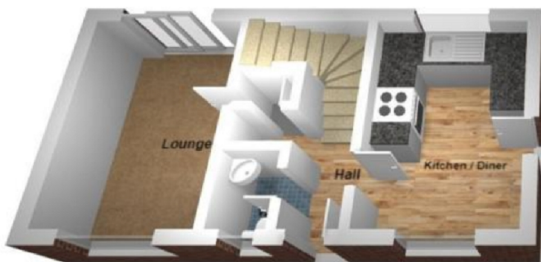
## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band D

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*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.*

