

91 Hunters Ridge
Brackla
Bridgend County
CF31 2LJ

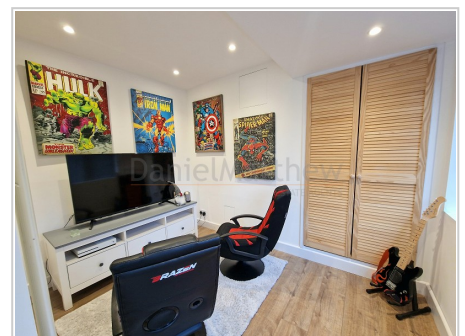
£250,000



- Three Double Bedroom Semi Detached
- Ideal Family Home
- Home Office
- Utility Room
- Garden To Front and Rear
- Ample Parking For Several Vehicles
- Close To Local Amenities
- Good Transport Links
- Viewing's Highly Recommended

Ref: PRA10415

Viewing Instructions: Strictly By Appointment Only



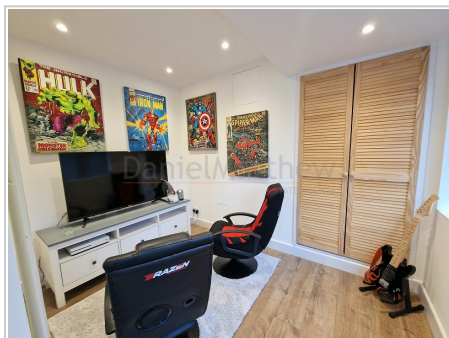
General Description

* Three Double Bedrooms * Daniel Matthew are pleased to offer for sale this larger than average three bedroom semi detached family home situated on the popular estate Brackla. Comprising hallway, home office, lounge/diner and utility room. To the first floor three bedrooms and large family bathroom. Further benefits ample parking for several vehicles and garden to front and rear. Close to local amenities and good transport links. The property is also within walking distances to local primary schools on the estate. Viewing's are highly recommended on Hunters Ridge, call our team to arrange a viewing 01656 750764.

Accommodation

Entrance

Enter via UPVC double glazed door to hallway comprising UPVC double glazed window to side aspect, plain ceiling, plain walls, tiled flooring, doors leading to ground floor rooms.



Home office (6' 07" x 9' 09") or (2.01m x 2.97m)

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



Lounge/Diner (26' 03" x 11' 06" Max) or (8.00m x 3.51m Max)

UPVC double glazed window to front aspect, plain ceiling, plain walls, laminate flooring, radiator, UPVC double glazed French doors leading to rear garden. Feature media wall with inset electric flame effect heater, arch to kitchen, double doors to inner hallway.



Kitchen (11' 06" x 7' 08") or (3.51m x 2.34m)

Large UPVC double glazed window overlooking rear garden. Matching wall and base units with complementary quartz work surface, upstands and inset stainless steel sink. Integrated appliances include fridge/freezer, hob and oven, microwave. Plain ceiling, plain walls, tiled flooring.

Inner Hallway

Stairs leading to first floor, laminate flooring, arch to utility room.



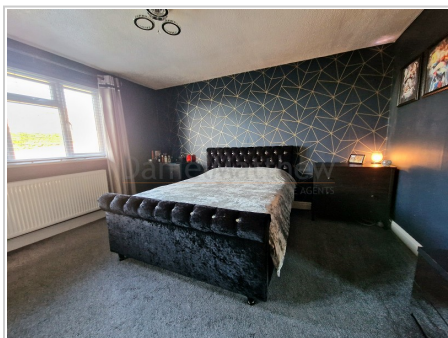
Utility Room

Plain ceiling, plain walls, plumbing for washing machine, space for tumble dryer, laminate flooring, radiator.



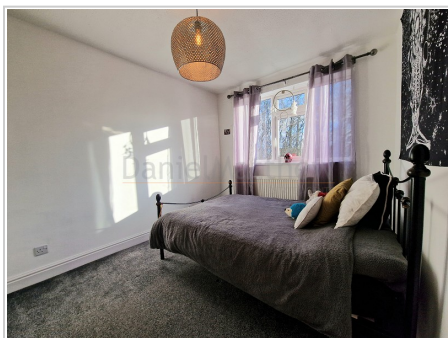
Landing

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



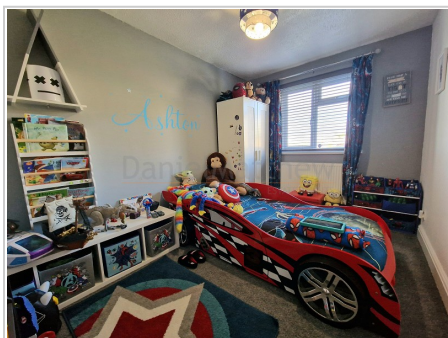
Bedroom One (12' 01" x 13' 05") or (3.68m x 4.09m)

UPVC double glazed window to front aspect, textured ceiling, plain walls with feature wall, carpet flooring, radiator.



Bedroom Two (13' 0" x 8' 07") or (3.96m x 2.62m)

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



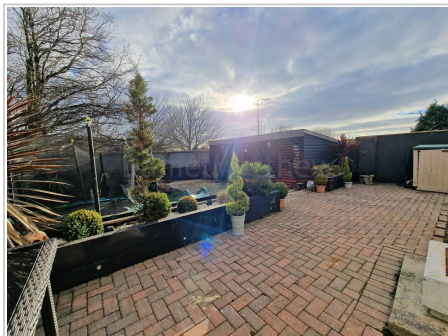
Bedroom Three (8' 01" x 11' 08") or (2.46m x 3.56m)

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



Bathroom

Two UPVC double glazed obscured window to rear aspect, plain ceiling, access to loft, tiled walls and floor, low level WC, wash hand basin with vanity unit beneath, 'P' shaped panelled bath with shower over, heated towel rail.



Outside

Front - Laid to lawn, off road parking for several vehicles, side gate access to rear garden.

Rear - Wall boundaries, patio area, laid to lawn. Large garden gazebo allowing for garden bar, entertaining/hot tub on decking.

Services

Mains electricity, mains water, mains drainage, mains gas

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D



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.