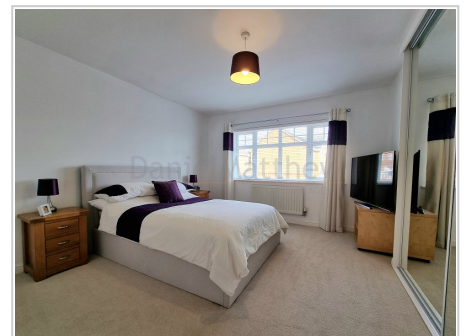


74 Underwood Place  
Brackla  
Bridgend County  
CF31 2LS

£325,000



- Four Bedroom Detached Home
- NO ONGOING CHAIN
- Open Plan Kitchen / Dining Room
- Utility Room
- Downstairs Cloakroom / WC
- Driveway Leading To Garage
- Presented To A High Standard
- Close Proximity to Transport Links & Amenities

**Ref: PRA10474**

**Viewing Instructions: Strictly By Appointment Only**

## General Description

\*\*\*PRESENTED TO A HIGH STANDARD\*\*\* NO ONGOING CHAIN \*\*\* Daniel Matthew are pleased to offer for sale this family four bedroom detached home situated in a popular residential locality of Brackla. This property has been enhanced and decorated throughout and is very well presented. The accommodation comprises of entrance hallway, cloakroom / WC, lounge, kitchen / dining room and utility. The first floor has four bedroom, ensuite to master bedroom and family bathroom. There is a driveway leading to a garage and a larger than average rear garden. This development was built by Redrow Homes approximately in 2006 and is conveniently located for local schools, transport links and local amenities. Viewing comes highly recommended to appreciate the standard of finish. Call 01656 750764 to arrange an appointment.

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## Accommodation

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### Entrance Hallway

Enter via front door into hallway which has skimmed walls and ceiling. Fitted carpets. Staircase off to first floor. Radiator. Doors leading to all first floor rooms.



### Cloakroom/w.c

To the front of the property with UPVC double glazed window with blind to remain. Two piece suite in white. Skimmed walls and ceiling. Radiator.



### Lounge (16' 5" x 11' 5") or (5.01m x 3.49m)

Situated to the front of the property with a UPVC double glazed window with blinds to remain. Two radiators. Skimmed walls and ceiling. Fitted carpets. The focal point of the room is the log burner situated on a hearth. Square arch through into kitchen / dining room.



### Kitchen / Dining Room (24' 6" x 12' 1") or (7.47m x 3.68m)

Width narrowing to 3.24 m

A spacious kitchen / diner which has been opened up into one large room. Skimmed walls and ceiling with down lights. Ceramic tiled flooring throughout and tastefully decorated. Space for dining table and chairs. Two UPVC double glazed windows and sliding patio doors out onto garden. The kitchen area is fully fitted to include a range of wall and base units to include inset draws and coordinating work surfaces, tiling to splash back areas. Integrated fridge freezer and electric double oven with gas hob and canopy extractor. Stainless steel one and a half bowl sink with mixer taps. Plumbing for dishwasher. Under stairs storage cupboard. Door

leading to utility room.

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## Utility Room

Wall and base units with stainless steel sink and mixer tap. Tiling to splash back areas. Central heating boiler. Plumbing for washing machine and space for tumble dryer. Skimmed walls and ceiling. Radiator. Extractor. Ceramic tiled floor. UPVC door leading to side of the property.



## Landing

Landing area has skimmed walls and ceiling with access to loft. Fitted carpets. Radiator. Doors leading to all first rooms. Door leading to airing cupboard housing hot water cylinder.



## Master Bedroom (12' 3" x 11' 5") or (3.74m x 3.48m)

Situated to the front of the property with UPVC double glazed window with blinds to remain and radiator under. Built in mirror fronted wardrobes. Skimmed walls and ceiling. Fitted carpets. Door leading to ensuite.



## En Suite

Three piece suite in white with WC, sink set into a vanity unit and cubicle shower. Skimmed walls and ceiling. Tiling to splash back areas. Heated towel rail. Shaver point. Ceramic tiled floor. Obscure UPVC double glazed window with blinds to remain.



## Bedroom Two (12' 1" x 10' 11") or (3.68m x 3.33m)

Situated to the front of the property with UPVC double glazed window with blinds to remain and radiator under. Skimmed walls and ceiling. Fitted carpets.



### Bedroom Three (11' 1" x 8' 11") or (3.39m x 2.71m)

Situated to the rear of the property with UPVC double glazed window with blinds to remain and radiator under. Skimmed walls and ceiling. Fitted carpets.

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### Bedroom Four (11' 4" x 8' 4") or (3.45m x 2.54m)

Situated to the rear of the property with UPVC double glazed window with blinds to remain and radiator under. Skimmed walls and ceiling. Fitted carpets.



### Bathroom (7' 10" x 6' 7") or (2.38m x 2.0m)

Situated to the rear of the property, a three piece suite in white with pedestal wash hand basin, WC and panelled bath with over bath shower and screen. Tiling to all splash back areas. UPVC obscure double glazed window with blind to remain. Radiator. Vinyl flooring. Skimmed walls and ceiling with spot lights.



### Garden

A generous rear garden with patio area and the rest laid to lawn. Access via a side gate to the front of the property.

The front garden has a driveway to the side leading to the garage. The garden is open plan and laid to lawn with bushes and shrubs, there is a path leading to the front door.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C74

## Tenure

We are informed that the tenure is Freehold

Length of lease: .

## Ground Rent

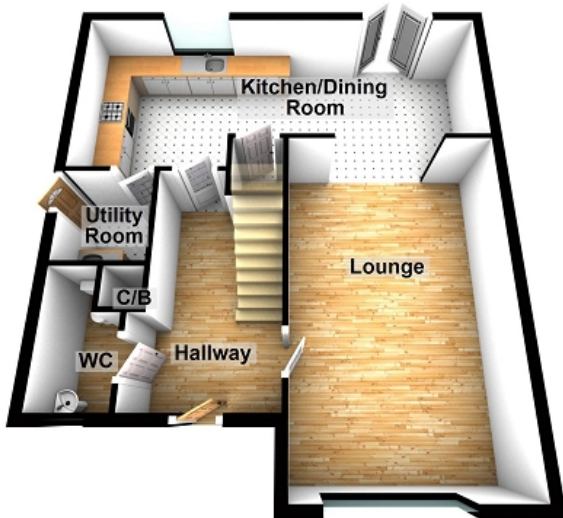
## Service Charge

## Council Tax

Band E

Deposit: £0.00

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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.