

77 Maes Talcen
Brackla
Bridgend County
CF31 2LQ

£285,000



- Detached Property
 - Four Bedrooms
 - Kitchen/Diner
 - Conservatory
 - Downstairs W.C
 - Garage
 - Close to M4 Corridor, Schools and Local Amenities
 - Walking distance To Town
 - Bathroom
 - Needs Modernising
 - NO CHAIN
- Ref: PRA10496**

Viewing Instructions: Strictly By Appointment Only



General Description

* Four Bedroom Property * Daniel Matthew are excited to offer for sale this fabulous size family home situated on the popular estate Brackla. Comprising porch, hallway, lounge, kitchen/diner, conservatory, and a utility room. To the first floor four bedrooms with family bathroom. Further benefits a generous garage with additional parking for a multiple of vehicles and rear garden. Ideal for a large family with these lovely four bedrooms and generous downstairs floor space. NO CHAIN. This home is one to view, call our team to arrange an appointment 01656 750764.

Accommodation



Hallway

Enter via UPVC door, tiled floor, plain walls plain ceiling radiator, door leading to WC.



Lounge (15' 06" Max x 10' 09" Max) or (4.72m Max x 3.28m Max)

Entered via glass panelled double doors from hallway, skimmed walls and ceiling, wooden floor, radiator, electric fire fitted September 2023, window to front aspect.



WC (5' 07" Max x 3' 03" Max) or (1.70m Max x 0.99m Max)

Tiled floor, plain ceiling, plain walls with tiles, low level W.C and hand basin. obscured window to side aspect.



Kitchen/ Diner (19' 04" Max x 8' 06" Max) or (5.89m Max x 2.59m Max)

Tiled floor, plain walls and ceilings, window to rear aspect, radiator, drawers, range of wall and base units with complimentary work top, 1 and 1/2 stainless steel sink, integrated fridge freezer and dishwasher, oven and hob with extractor hood, opening into conservatory.



Conservatory (13' 02" Max x 12' 03" Max) or (4.01m Max x 3.73m Max)

laminated floor, 1/4 brick walls, Skimmed ceilings with a range of spot lights, range of UPVC windows with fitted blinds, UPVC french doors leading to garden as well as a UPVC side door.

Utility Room (11' 02" Max x 7' 05" Max) or (3.40m Max x 2.26m Max)

Papered walls and textured ceiling, carpet, plumbing for washing machine, wall mounted boiler fitted march 2023, range of wall and base units with complimentary worktops.



Landing

Carpeted stairs, radiator, window to side aspect, plain walls, papered walls, doors leading to bedrooms and family bathroom.



Bedroom One (12' 06" Max x 10' 0" Max) or (3.81m Max x 3.05m Max)

Carpeted floors, textured ceilings, plain walls, radiator, UPVC window to front aspect with fitted blinds.



Bedroom Two (10' 08" Max x 8' 09" Max) or (3.25m Max x 2.67m Max)

carpeted floors, textured ceiling, plain walls, UPVC window to rear aspect with fitted blinds and radiator.



Bedroom Three (10' 0" Max x 6' 04" Max) or (3.05m Max x 1.93m Max)

Carpeted floors, Textured ceilings, papered walls, radiator, UPVC window to front aspect with fitted blinds.



Bedroom Four (7' 07" Max x 7' 02" Max) or (2.31m Max x 2.18m Max)

Carpeted floors, textured ceiling, plain walls, radiator, UPVC window to rear with fitted blinds.



Family Bathroom (5' 05" Max x 6' 04" Max) or (1.65m Max x 1.93m Max)

Tiled floors, plain ceilings, tiled walls, obscured window to side of property 3 piece bathroom suite comprising of low level W.C, hand basin, bath with shower over, radiator.



Garden

Tiered patio area, grass laid to lawn, fence boundaries with double wooden gates leading to rear lane access.

Outside

Driveway for multiple of vehicles access to the garage and side entrance's to the rear garden.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: E42

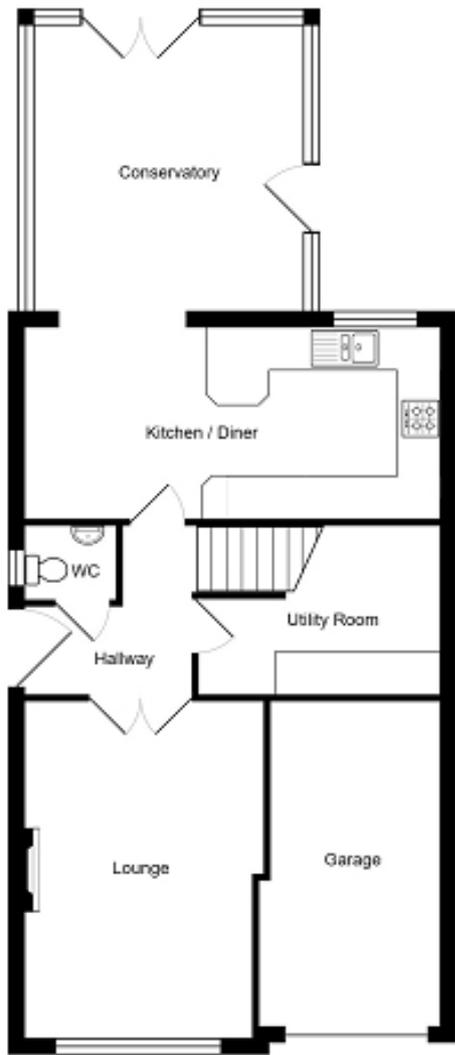
Tenure

We are informed that the tenure is Freehold

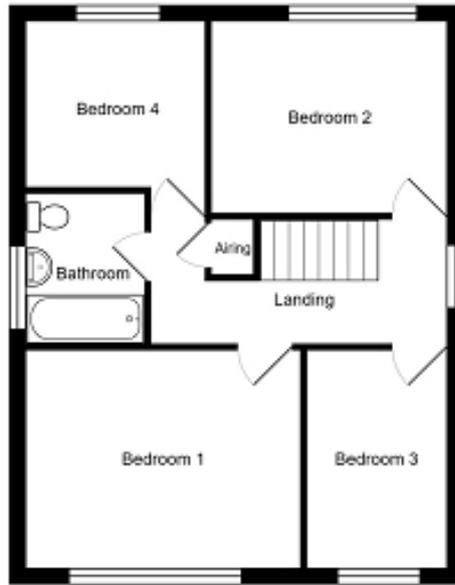
Council Tax

Band D





GROUND FLOOR



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.