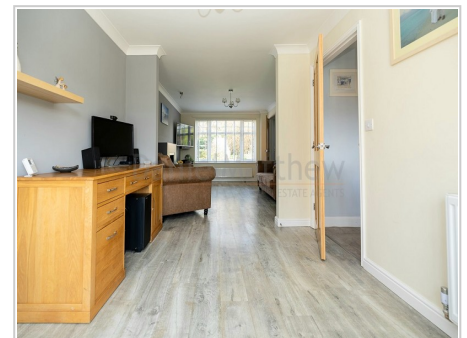


67 Underwood Place
Brackla
Bridgend County
CF31 2LR

£309,950



- Three Double Bedrooms
- Two Reception Rooms
- South Facing Garden
- Off Road Parking
- Viewings Highly Recommended
- Utility Room
- Cloakroom
- Ensuite To Master Bedroom
- Call To Viewing 01656 750764.



Ref: PRA10503

Viewing Instructions: Strictly By Appointment Only

General Description

Well Presented Throughout - Daniel Matthew are pleased to offer for sale this well presented, three double bedroom family home. Comprising hallway, lounge/diner, kitchen, utility room, cloakroom and dining room which was converted from the garage in 2023. To the first floor three double bedrooms with ensuite to Master and family bathroom. Further benefits off road parking and south facing rear back garden. Viewing's are highly recommended on the property to appreciated condition and private positioning within the estate. Call our team to arrange an appointment 01656 750764.

Accommodation

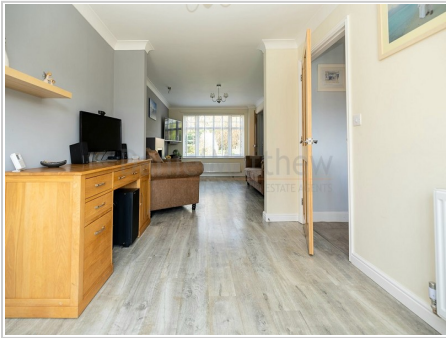
Entrance

Enter via UPVC double glazed door to hallway, plain ceiling, plain walls, laminate flooring, radiator, stairs to first floor, door to lounge/diner.



Lounge (10' 08" x 14' 02") or (3.25m x 4.32m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, laminate flooring, radiator, electric modern fire, opening to dining area.



Dining Area (9' 02" x 8' 09") or (2.79m x 2.67m)

Bi-Fold doors leading to rear garden, plain ceiling, plain walls, laminate flooring continued from lounge, radiator, door to kitchen.



Kitchen (9' 02" x 9' 07") or (2.79m x 2.92m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls with tiled splashback. Matching wall and base units with complementary work surface, circular stainless steel sink, integrated dishwasher, hob and oven. Integrated fridge/freezer, storage cupboard, tiled flooring, radiator, doors leading to dining room and utility room.



Dining Room (17' 04" x 8' 04") or (5.28m x 2.54m)

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



Utility Room

Door leading to rear garden, plain ceiling, plain walls with tiled splashback, matching wall and base units, stainless steel sink/drainage, plumbing for washing machine, space for tumble dryer, tiled flooring, door to cloakroom.



Cloakroom/w.c

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

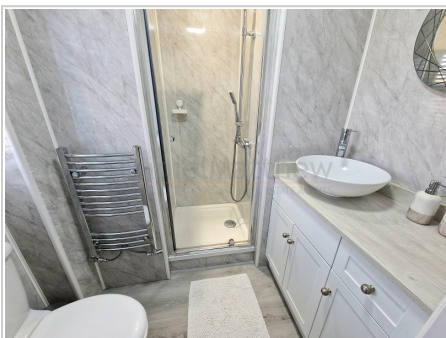
Landing

Plain ceiling, plain walls, access to loft, carpet flooring, doors leading to all first floor rooms.



Master Bedroom (10' 07" x 10' 07") or (3.23m x 3.23m)

UPVC double glazed window to front aspect, plain ceiling, plain walls with feature wall, carpet flooring, radiator, fitted wardrobes, door to ensuite.



En Suite

UPVC double glazed obscured window to front aspect, plain ceiling, panelled splashback, low level WC, wash hand basin with vanity unit beneath, heated towel rail.



Bedroom Two (15' 07" x 8' 08") or (4.75m x 2.64m)

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



Bedroom Three (8' 09" x 10' 07") or (2.67m x 3.23m)

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



Bathroom

UPVC double glazed obscured window to rear aspect, plain ceiling, plain walls with tiled splashback, panelled bath with shower over, low level WC, wash hand basin with vanity unit beneath, heated towel rail.



Outside

Front - Off road parking, laid to lawn, side access.

Rear - Fenced boundaries, laid to lawn, laid patio area with glass panelling.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

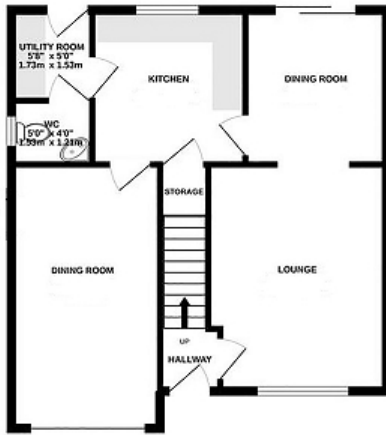
We are informed that the tenure is Freehold

Council Tax

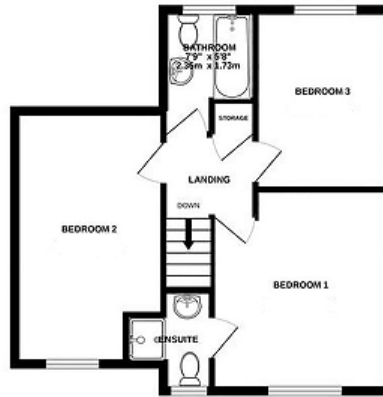
Band D



GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 1050 sq.ft. (97.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.