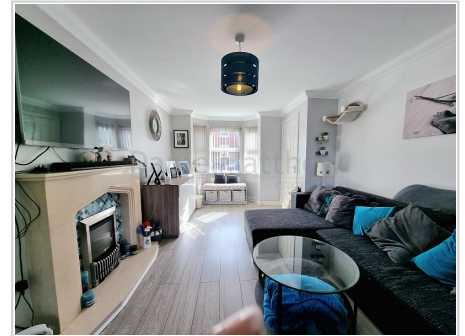


98 Underwood Place
Brackla
Bridgend
Bridgend County
CF31 2LS

£299,950



- Detached Four Bedroom Corner Plot
- Open Plan Lounge / Dining Room
- Downstairs Cloakroom
- Ensuite To Master Bedroom
- Kitchen With Utility Room
- Driveway Leading To Detached Garage
- Well Presented Throughout
- Close To Amenities And Transport Links
- Viewing Recommended



Ref: PRA10510

Viewing Instructions: Strictly By Appointment Only

General Description

Daniel Matthew Estate Agents are pleased to offer for sale this well presented four bedroom detached property situated in a popular residential part of Brackla. Close to local amenities, schools and M4 motorway links, the property also benefits from a driveway with detached garage. Comprising of entrance hall, open plan lounge/diner, kitchen, utility and cloakroom. To the first floor there is a master bedroom with en-suite, three further bedrooms and family bathroom. Open plan front and low maintenance neatly presented rear garden with decked area. Viewing recommended. Call today on 01656 750764 arrange an appointment.

Accommodation



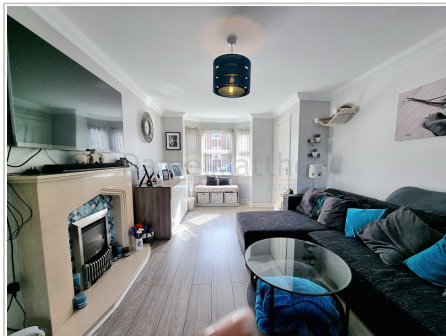
Hallway

Enter via front door with UPVC window to front. Skimmed walls and ceiling with coving. Laminate flooring. Radiator. Stairs off to first floor. Under stairs storage cupboard. Doors leading to all first floor rooms.



Cloakroom/w.c (6' 7" x 3' 5") or (2.0m x 1.05m)

A two piece suite in white to the front of the property with a UPVC obscure double glazed window. Skimmed walls and ceiling with tiling to splash back areas. Radiator. Vinyl flooring.



Lounge/Diner (27' 9" x 10' 6") or (8.46m x 3.19m)

Width narrowing to 2.64M

A spacious room with walk in UPVC bay window to the front. Skimmed walls and ceiling with coving. Laminate flooring. The focal point of the room is the mantle piece with inset fire. The dining area has sliding patio doors out onto the rear garden. Two radiators.



Kitchen (14' 0" x 10' 3") or (4.26m x 3.12m)

A fully fitted kitchen in white which includes a range of walls and base units to include inset draws and coordinating work surfaces. Tiling to splash back areas. Integrated electric oven with gas hob and canopy extractor over. Integrated dishwasher and space for tall fridge freezer. Stainless steel one and a half bowl sink with mixer taps. Skimmed ceiling with spot lights. Tiled floor. UPVC double glazed window over looking the garden. Radiator. Open entrance into utility area.



Utility Room (5' 5" x 4' 8") or (1.64m x 1.42m)

Wall cupboard and work surface with plumbing for washing machine and space for tumble dryer. Ideal combination boiler. Skimmed walls and ceiling with extractor. Tiled floor. Side door out to rear garden.

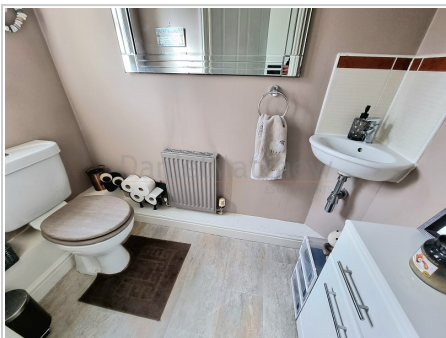
Landing

Carpeted staircase to first floor landing. Skimmed walls and ceiling. Radiator. Access to loft.



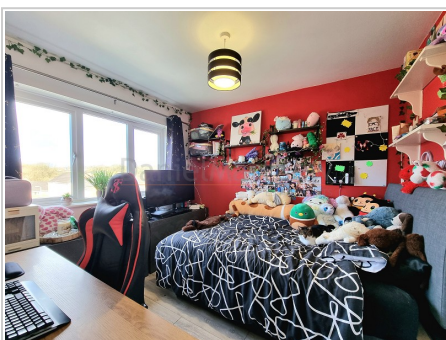
Master Bedroom (13' 7" x 9' 5") or (4.14m x 2.86m)

Situated to the front of the property with skimmed walls and ceiling. Walk in UPVC double glazed bay window with radiator under. Laminate flooring. Built in triple wardrobes. Door leading to ensuite.



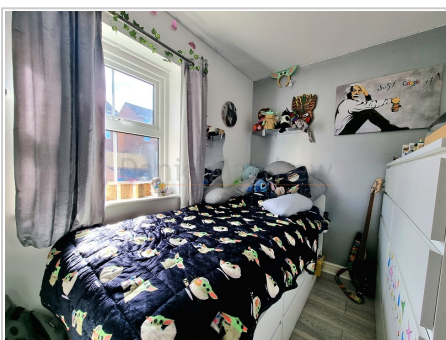
En Suite (7' 1" x 4' 4") or (2.17m x 1.31m)

A three piece suite in white with WC, wash hand basin and cubicle shower with tiling to splash back areas. Radiator. Skimmed walls and ceiling. Obscure glazed UPVC window. Vinyl flooring.



Bedroom Two (10' 7" x 9' 4") or (3.22m x 2.84m)

Situated to the rear of the property with skimmed walls and ceiling. UPVC double glazed window overlooking the garden with radiator under. Laminate flooring. Triple built in wardrobes.



Bedroom Three (9' 7" x 6' 7") or (2.91m x 2.0m)

Situated to the front of the property with skimmed walls and ceiling. UPVC double glazed window with radiator under. Laminate flooring. Storage cupboard.



Bedroom Four (9' 7" x 6' 10") or (2.92m x 2.08m)

Situated to the rear of the property with UPVC double glazed window over looking the garden with radiator under. Skimmed walls and ceiling. Laminate flooring.



Bathroom (6' 10" x 6' 2") or (2.08m x 1.88m)

A three piece suite in white with WC, pedestal wash hand basin with mirror above and panelled bath with shower and screen, repratex panelling to shower area. Heather towel rail. Skimmed walls and ceiling. Obscure glazed UPVC window. Extractor. Vinyl flooring.



Garden

The rear garden is situated on a corner plot and neatly laid out and low maintenance. There are decked and turfed areas with planting in the borders. Access to gate.



Garage

Situated to the rear of the property with a driveway leading to a detached garage.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C76

Tenure

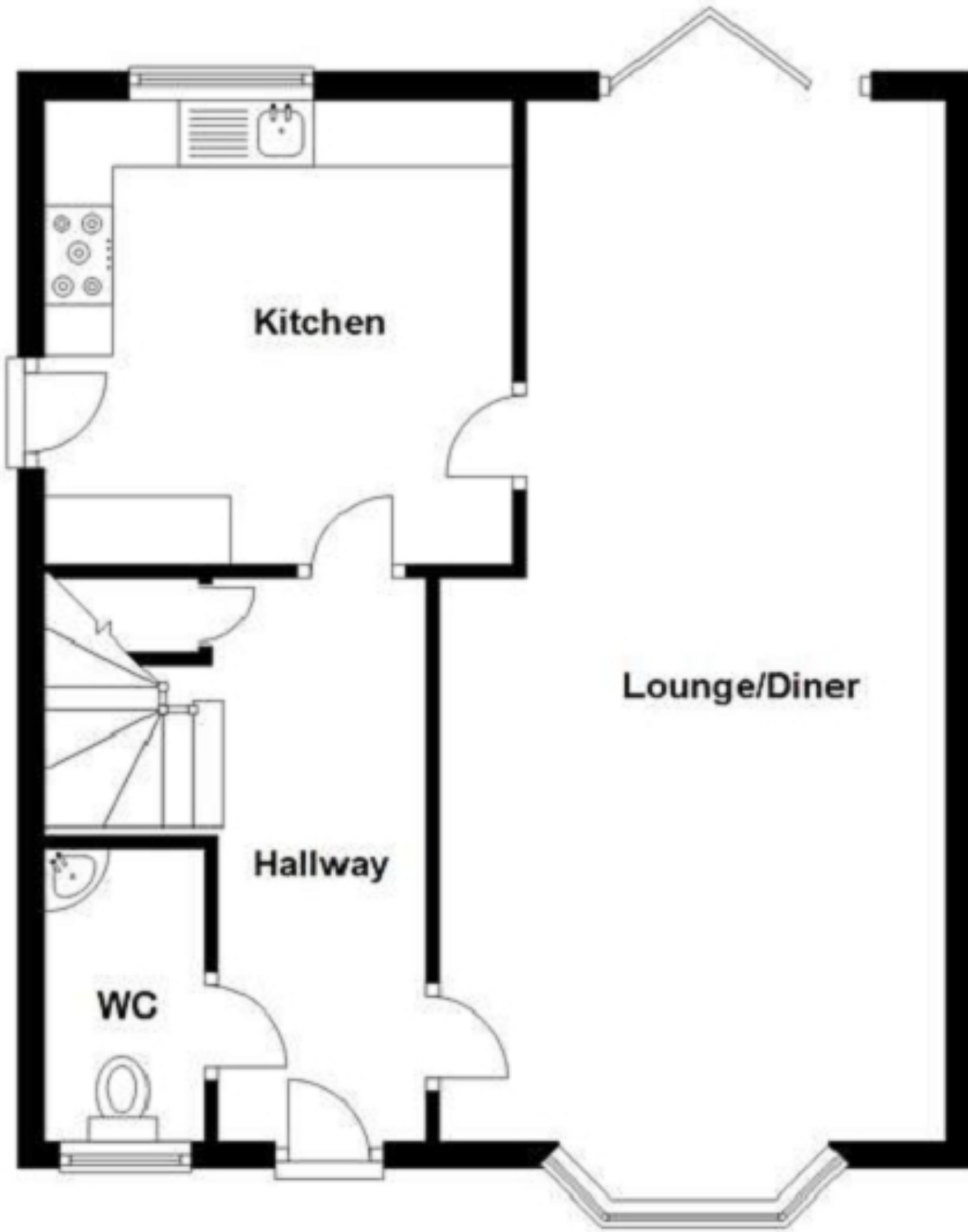
We are informed that the tenure is Freehold

Council Tax

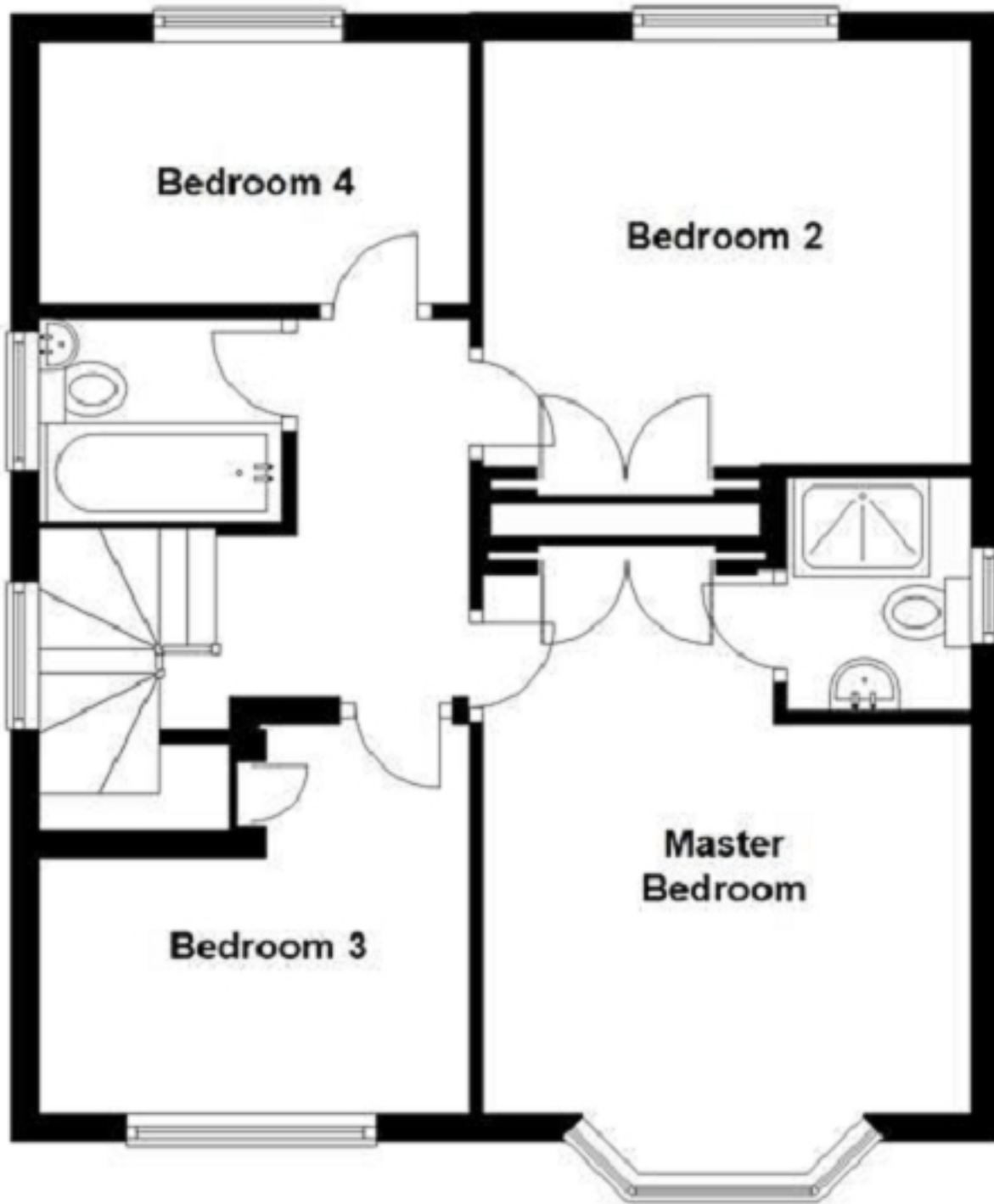
Band E



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.