



Highfields, Brackla, Bridgend County. CF31 2PB

£280,000



Daniel Matthew Estate Agents  
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DanielMatthew  
ESTATE AGENTS



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\*\*\* IDEAL FAMILY HOME \*\*\* Daniel Matthew Estate Agents are delighted to offer to the market this well presented three bedroom detached family home, situated in the popular location of Brackla. Within walking distance to great school catchment, amenities and great transport links. Property comprises to the ground floor, porch, hallway, lounge, L-shaped kitchen/diner and cloakroom. To the first floor three bedrooms and family bathroom. Further benefits are single garage, driveway for several vehicles, front and rear garden, gas central heating and UPVC double glazing throughout. Viewing's are highly recommended, please contact a member of our



## Hallway

Enter via composite door, textured ceiling, plain walls, fitted carpet, staircase leading to first floor, doors leading into:-

## Lounge (11' 03" Max x 22' 07") or (3.43m Max x 6.88m)

UPVC double glazed bay window to front aspect, UPVC double glazed patio door leading to rear garden, plain ceiling, plain walls, fitted carpet, electric fire place with surround, two radiators.

## Kitchen / Dining Room (17' 05" Max x 18' 04" Max) or (5.31m Max x 5.59m Max)

L-shaped Kitchen/Diner. UPVC double glazed bay window to front aspect, two UPVC double glazed window to rear aspect, textured ceiling, plain walls, tiled flooring, a range of matching wall and base units with complimentary work surfaces, integrated oven and hob, extractor fan, space for fridge/freeze, plumbing for dishwasher and washing machine, door leading into downstairs shower room.

## Downstairs Shower Room

UPVC double glazed obscured window to rear aspect, textured ceiling, tiled walls, tiled flooring, three piece suite comprising low level WC, pedestal wash hand basin and shower cubicle with mains over head shower, chrome heated towel rail.

## Landing

UPVC double glazed window to side aspect, textured ceiling, plain walls, fitted carpet, airing cupboard, doors leading into:-

## Bedroom One (11' 06" x 7' 09" Min) or (3.51m x 2.36m Min)

UPVC double glazed window to front aspect, textured ceiling, plain walls, fitted carpet, radiator, built in fitted wardrobes.

## Bedroom Two (9' 08" x 10' 06" ) or (2.95m x 3.20m)

UPVC double glazed window to rear aspect, textured ceiling and coving, plain walls with one featured papered wall, radiator.

## Bedroom Three (7' 06" x 8' 09" ) or (2.29m x 2.67m)

UPVC double glazed window to front aspect, textured ceiling with coving, plain walls, fitted carpet, radiator, airing cupboard.

## Bathroom

UPVC double glazed obscured window to rear aspect, textured ceiling, tiled walls, laminate flooring, three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, panelled bath with main over shower.

## Outside

Front - Driveway for two vehicles, stone chippings, pathway to front door.

Rear - fenced boundaries, patio area, laid to lawn, decked area to the rear, shed to remain, access to single garage which is for storage only and not vehicle use, due to no access.

## Garage

Up and over door. Window to side access. No access to garage from front garden, Garage is used for storage and not vehicle use.

## Services

This property has the following services: Mains electricity, mains water, mains gas, mains drainage

## Tenure

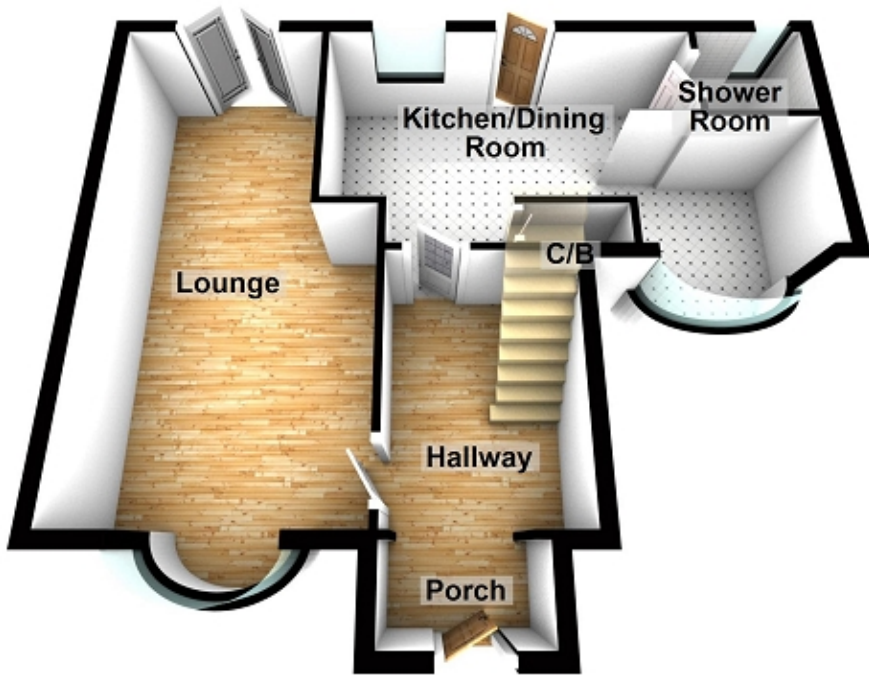
The resale tenure for this property is Freehold


## Council Tax

The council tax for this property is band E







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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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.