

6 Linnet Way
Brackla
Bridgend
CF31 2NX

£315,000



- FOUR BEDROOM DETACHED
- TWO RECEPTION ROOMS AND CONSERVATORY
- KITCHEN/DINER
- WC, BATHROOM AND EN SUITE
- FOUR BEDROOMS
- INTEGRAL GARAGE
- NO CHAIN
- SOUGHT AFTER OF BRACKLA
- QUIET CUL DE SAC
- CLOSE TO LOCAL AMENITIES AND M4 ACCESS

Ref: PRA10881

Viewing Instructions: Strictly By Appointment Only



General Description

***FOUR BEDROOM DETACHED IN A SOUGHT AFTER AREA OF BRACKLA *** We are pleased to offer to the market this 4 bedroom detached property situated in a sought after area of brackla in a quiet cul-de-sac. Within walking distance of local shops and amenities. Close to Junction 36 of the M4. This well proportioned family home comprises; entrance hallway, WC, lounge, dining room, conservatory and kitchen/diner. First floor:- Four bedrooms and a family bathroom, Primary with en-suite. A driveway, single integral garage. Available with no ongoing chain. A private low maintenance rear garden with laid to lawn and drive to the front. Call to arrange an appointment to view please call 01656 750764

Accommodation



Entrance Hallway

Enter via door into spacious hallway, access to ground floor rooms, storage cupboard, access to staircase, plain walls, textured ceiling, laminate flooring and radiator.



WC

UPVC window to front aspect, low level Wc, pedestal wash hand basin, radiator, plain walls, textured ceiling and laminate flooring.



Lounge

UPVC double glazed French doors leading to rear garden, textured ceiling, plain walls with feature wall, laminate flooring, radiator and doors leading to dining room.



Dining Room

UPVC double glazed doors leading to the conservatory, textured ceiling, plain walls, laminate flooring and radiator.



Kitchen/ Diner

UPVC double glazed window to front aspect, UPVC double glazed door to side aspect leading to rear garden. Matching wall and base units with complementary work surface, integrated dishwasher, gas hob and oven with extractor hood over, raised double oven, Space for fridge/freezer, plumbing for washing machine, stainless steel sink/drainers, plain ceiling, plain walls with tiled splash back, tiled flooring and radiator.



Conservatory

UPVC conservatory with dwarf brick wall, tile flooring, radiator and UPVC double glazed door out to the garden.



Landing

Landing with attic hatch, plain walls, textured ceiling, carpet flooring and access to first floor rooms.



Bedroom One

UPVC double glazed window to rear aspect, plain walls, textured ceiling, carpet flooring, radiator and access to the en suite.



En Suite

UPVC double glazed obscured window, textured ceiling, plain and tiled wall and floor, three piece suite comprising shower enclosure, pedestal wash hand basin, low level WC and radiator.



Bedroom Two

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



Bedroom Three

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



Bedroom Four

UPVC double glazed window to rear aspect, plain walls, textured ceiling, laminate flooring, radiator.

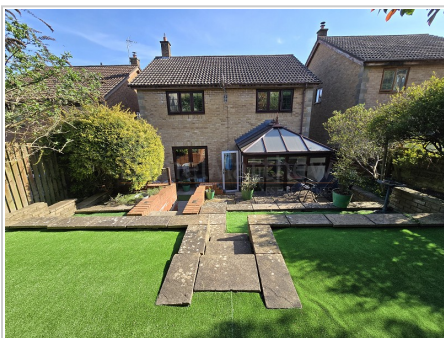


Bathroom

UPVC double glazed obscured window to front aspect, plain ceiling, fully tiled wall and floor, three piece suite comprising bath, pedestal wash hand basin, low level WC, heated towel rail.

Garage

Integral garage with up and over door and power.



Outside

FRONT- Laid to lawn, mature bushes and drive.

REAR- Laid to patio, fence boundary, wall boundary with steps leading to two additional levels of laid to patio, low maintenance enclosed garden, side gate and side path to the front of the property.

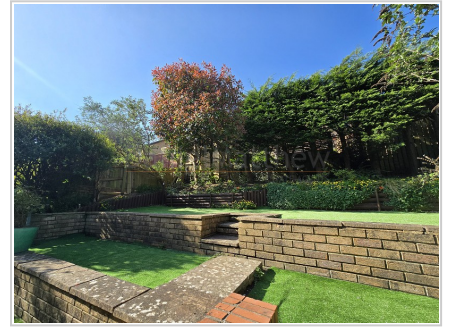
Services

Mains electricity, mains water, mains gas, mains drainage

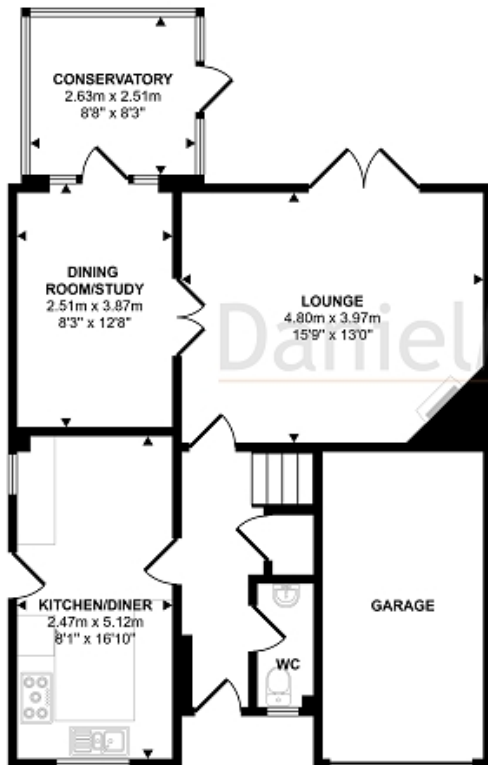
Tenure

We are informed that the tenure is Freehold

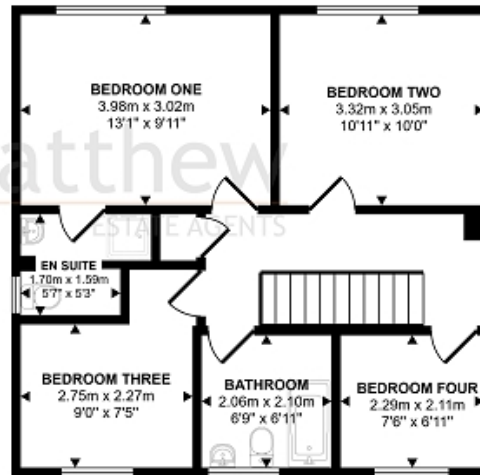




Approx Gross Internal Area
125 sq m / 1348 sq ft



Ground Floor
Approx 72 sq m / 772 sq ft



First Floor
Approx 54 sq m / 576 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.