

35 Tremains Court
Brackla
Bridgend
CF31 2SR

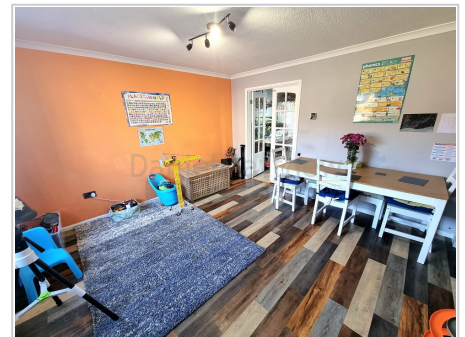
£259,950



- Spacious Extended Semi Detached
- Four Bedrooms
- Two Reception Rooms
- En-Suite To Main Bedroom
- Close To Local Amenities, M4 Corridor & Schools
- Ideal Family Home
- Driveway
- South Facing Rear Garden
- Cul-De-Sac Location
- Call Today To View On 01656 750764

Ref: PRA10897

Viewing Instructions: Strictly By Appointment Only



General Description

**** IDEAL FAMILY HOME, SPACIOUS EXTENDED FOUR BED END TERRACE **** Daniel Matthew Estate Agents are pleased to offer for sale this extended end terrace property situated in a cul-de-sac location in the sought after area of Tremains Court, Brackla. Property comprises to the ground floor, hallway, two reception rooms, kitchen/diner opening into utility area. To the first floor, four bedrooms with ensuite to main bedroom and family bathroom. Further benefits are driveway to front, south facing rear garden, Close to local amenities including local shops, park, primary school and easy access to M4 Corridor. Viewing's highly recommend, call our team to arrange a viewing 01656 750764.

Accommodation



Hallway

Enter via UPVC double glazed obscured door leading into hallway, UPVC double glazed window to side aspect, textured ceiling with coving, plain walls, laminate tiled effect flooring, staircase with fitted carpet leading to first floor, radiator, door leading into;-



Lounge (12' 9" x 12' 6") or (3.89m x 3.82m)

UPVC double glazed window to front aspect, textured ceiling with coving, plain walls, laminate flooring, radiator, double doors leading into Kitchen/Diner.



Kitchen / Dining Room (15' 10" x 8' 6") or (4.83m x 2.58m)

UPVC double glazed obscured door leading to rear garden, textured ceiling with coving, plain walls, laminate tiled effect flooring, radiator, a range of matching wall and base units with complimentary wooden work surfaces, electric oven with four ring electric hob and extractor fan, space for fridge/freezer, space available for dining table and chairs, open to Utility area.



Utility Area (14' 6" x 4' 0") or (4.42m x 1.21m)

UPVC double glazed obscured door leading to front aspect, UPVC double glazed window to side aspect, plain ceiling, plain walls, tiled splashback, laminate flooring, a range of matching wall and base units with complimentary wooden work surfaces, one and a half ceramic sink with drainer and mixer tap, wall mounted combination boiler, plumbing for washing machine and space for tumble dryer, radiator.



Reception Room Two (15' 0" x 12' 2") or (4.56m x 3.70m)

UPVC double glazed Patio doors leading to enclosed rear garden, UPVC double glazed window to rear aspect, plain ceiling with coving, plain walls, laminate flooring, radiator.



Landing

UPVC double glazed obscured window to side aspect, plain ceiling with coving and loft access, plain walls, laminate flooring, storage cupboard, doors leading into;-



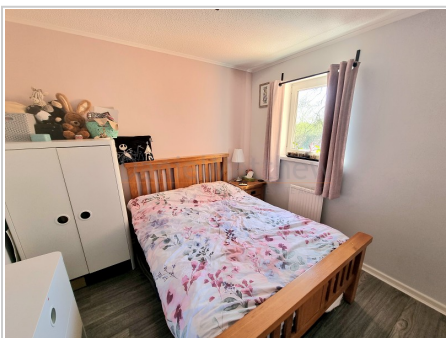
Bedroom One (9' 9" Min x 9' 1" Max) or (2.97m Min x 2.77m Max)

UPVC double glazed window to front aspect, textured ceiling with coving, plain walls, laminate flooring, radiator, built in fitted wardrobes, door leading into Ensuite.



En Suite (6' 8" x 6' 6") or (2.03m x 1.98m)

UPVC double glazed obscured window to front aspect, panelled ceiling with spot lights, panelled walls, laminate wood effect flooring, three piece suite comprising low level WC and floating wash hand basin inset into vanity unit, corner shower cubicle with electric shower, chrome heated towel rail.



Bedroom Two (9' 8" x 8' 7") or (2.94m x 2.62m)

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



Bedroom Three (12' 0" x 7' 3") or (3.66m x 2.22m)

UPVC double glazed window to rear aspect, plain ceiling with coving, plain walls, laminate flooring, loft access, radiator.



Bedroom Four (8' 10" Max x 7' 3") or (2.69m Max x 2.21m)

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



Bathroom (7' 11" x 6' 4") or (2.41m x 1.93m)

UPVC double glazed obscured window to front aspect, plain ceiling with extractor fan and coving, tiled walls, laminate wood effect flooring, three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap and electric shower, radiator.

Services

Mains electricity, mains water, mains gas, mains drainage

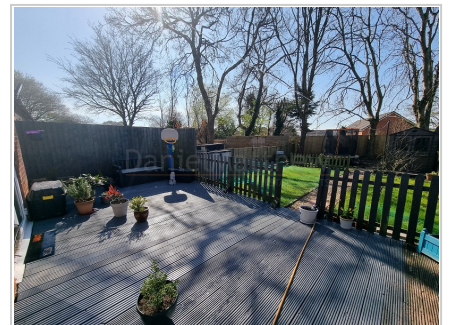
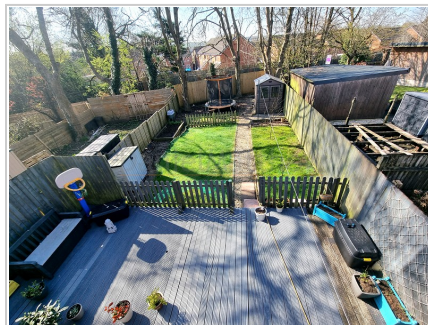
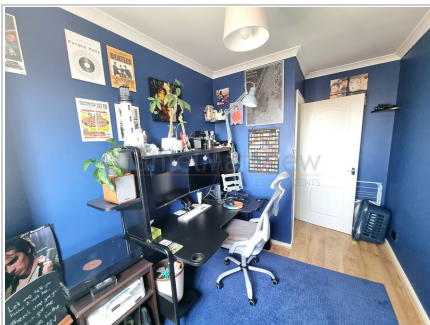
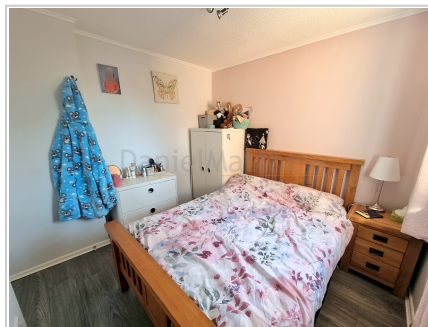
EPC Rating: D62

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C



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.