

46 Easterly Close
Brackla
Bridgend County
CF31 2NA

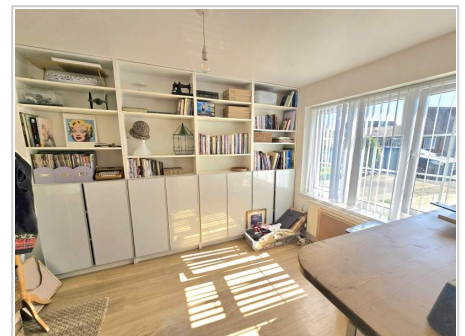
£279,950



- SEMI DETACHED PROPERTY
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- UTILITY ROOM & CLOAKROOM
- DRIVEWAY & LARGE REAR GARDEN
- CUL-DE-SAC LOCATION
- CLOSE TO M4 CORRIDOR, GREAT SCHOOL CATCHMENT AND LOCAL AMENITIES
- IDEAL FAMILY HOME
- HIGHLY RECOMMENDED FOR VIEWING'S PLEASE CALL 01656

01794 10935

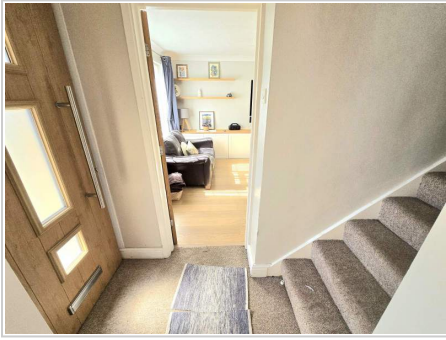
Viewing Instructions: Strictly By Appointment Only



General Description

*** FOUR BEDROOM SEMI DETACHED FAMILY HOME *** Daniel Matthew Estate Agents are pleased to offer for sale this four bedroom semi detached property situated in a quiet cul-de-sac location on the popular East side of Brackla. Property comprises to the ground floor, hallway, two reception rooms, open plan kitchen/diner/family room, utility room and cloakroom. To the first floor four bedrooms with ensuite to main bedroom and family bathroom. Further benefits are driveway to the front for two vehicles, large rear garden, close to M4 corridor via Junction 35 & 36, close to local amenities including The Triangle Shopping Centre, great school catchment, Bridgend Town Centre, GP surgery/dentist and community centre. The property is a a great size and must be viewed to appreciate size. Viewing's are highly recommended, please contact a member of our team on 01656 750764.

Accommodation



Hallway

Enter via Composite door into hallway, textured ceiling, plain walls, fitted carpet, staircase leading to first floor, doors leading into;-



Lounge (14' 6" x 11' 1") or (4.42m x 3.39m)

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



Reception Room Two (11' 0" x 8' 5") or (3.36m x 2.57m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, laminate flooring, radiator, an ideal room which can be used as a bedroom, office or playroom.



Open Plan Kitchen/Dining/Family Room (24' 4.13" x 8' 6.36") or (7.42m x 2.60m)

A larger than average open plan kitchen/diner, UPVC double glazed sliding doors leading to beautiful sized rear garden, Two UPVC double glazed windows to rear aspect, plain ceiling, plain walls, laminate flooring, large area for dining table and chairs, column wall mounted radiator, a range of matching wall and base units with wooden work surfaces, ceramic sink with drainer and mixer tap, electric oven, five ring gas hob, extractor fan, integrated dishwasher and microwave, chrome heated towel rail, archway leading into utility room, door leading into Cloakroom.



Utility Room (9' 4" x 4' 11") or (2.85m x 1.51m)

UPVC double glazed door leading to side garden, UPVC double glazed window to side aspect, plain ceiling, plain walls, laminate flooring, a range of matching wall and base units with wooden work surfaces, plumbing for washing machine and space for fridge/freezer, radiator.



Cloakroom/w.c (4' 9" x 2' 5") or (1.45m x 0.74m)



Landing

Textured ceiling, loft access, plain walls, fitted carpet, doors leading into;-



Bedroom One (12' 4" x 8' 7") or (3.75m x 2.61m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, laminate flooring, radiator, door leading into en-suite.



En Suite (8' 7" x 2' 7") or (2.62m x 0.78m)

Velux window to side aspect, UPVC double glazed obscured window to side aspect, plain ceiling with spot lights, plain walls, vinyl flooring, three piece suite comprising low level WC, floating wash hand basin inset into vanity unit, shower cubicle with over head mains shower, chrome heated towel rail.



Bedroom Two (12' 9" x 8' 1") or (3.89m x 2.46m)

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



Bedroom Three

Currently being used as a work space, UPVC double glazed window to front aspect, plain ceiling, plain walls, laminate flooring, radiator.



Bedroom Four (10' 5" x 8' 0") or (3.17m x 2.45m)

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



Family Bathroom (6' 0" x 5' 7") or (1.82m x 1.69m)

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 and panelled bath with mixer tap and mains over head shower, radiator.



Outside

Front - Driveway for two vehicles, access to front door, and side gate access to rear garden.

Rear - Fenced boundaries, patio area, mostly laid to lawn, a large rear garden, access to front of property via side gate.

Services

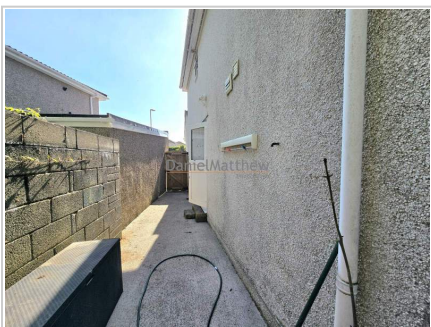
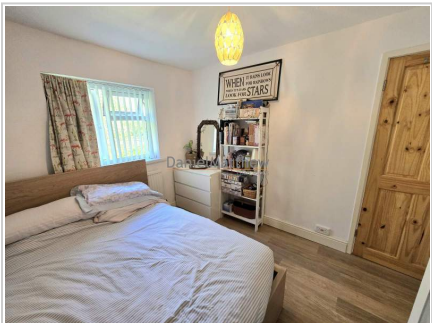
Mains electricity, mains water, mains gas, mains drainage

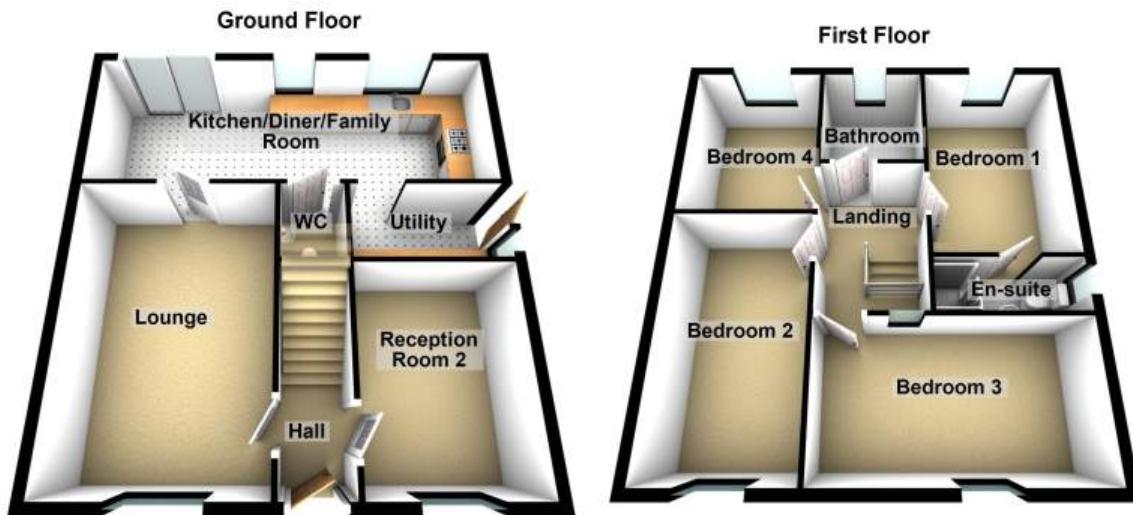
Tenure

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.