

3 Llys Briallen
Brackla
Bridgend County
CF31 2BG

£315,000



- Detached Four Bedroom family Home
- Lounge With Separate Dining Room
- Fitted Kitchen
- Generous Conservatory
- Downstairs Shower Room / Upstairs Bathroom
- Driveway & Garage
- Corner Plot
- Pleasant Mature Rear Garden With Patio Area
- Sought After Location Of Brackla
- Easy Access To M4

Ref: PRA10939

Viewing Instructions: Strictly By Appointment Only



General Description

*** WELL PRESENTED FOUR BEDROOM DETACHED HOME ON A CORNER PLOT *** We are pleased to offer to the market this four bedroom detached property with a garage situated in a sought after area of Brackla in a quiet cul-de-sac location. It is within walking distance of local shops, schools and amenities. Close to Junction 35 & 36 of the M4. This well proportioned family home comprises; entrance hallway, WC/Shower room, lounge with separate dining room, fitted kitchen and conservatory. First floor: Four bedrooms and family bathroom. The driveway leads to the garage. The rear garden is nicely landscaped and low maintenance with plenty of space to relax and entertain with a personnel door into the garage. Call to arrange an appointment to view on 01656 750764

Accommodation



Hallway

Enter via front door into hallway. Artexed and coved ceiling. Ceramic tiled floor. Radiator. Staircase off to first floor. Doors to ground floor rooms.



Shower Room (6' 5" x 4' 11") or (1.95m x 1.50m)

A three piece suite in white which includes a WC, wash hand basin built into vanity unit and cubicle shower. Fully tiled walls and floor. Heated towel rail. UPVC obscure glazed window with blind to front.



Lounge (16' 11" x 11' 2") or (5.15m x 3.41m)

A spacious light and airy room with UPVC double glazed window to front with blinds and radiator under. Artexed and coved ceiling. Wood laminate flooring. The focal point of the room is a mantel piece with inset fire. French doors leading to the conservatory. Door leading to inner hallway.



Conservatory (13' 1" x 12' 6") or (4.0m x 3.81m)

A generous space for relaxing looking out onto a lovely garden with wood grain UPVC windows and French doors to garden. Antiglare roof with light and fan. Ceramic tiled floor. Radiator.



Kitchen (10' 6" x 9' 2") or (3.19m x 2.80m)

A fully fitted white kitchen which includes a range of wall and base units to include inset draws. Coordinating work surfaces and one and a half bowl sink with mixer taps. Built in electric oven with hob and extractor over. Integrated fridge. Skimmed ceiling with spot lights and ceramic tiled floor. UPVC double glazed window over looking the garden with roller blind. Radiator.



Dining Room (10' 1" x 8' 10") or (3.07m x 2.70m)

Situated to the rear of the property with a UPVC double glazed window over looking the garden with radiator under. Artexed and coved ceiling and ceramic tiled floor.

Inner Hallway

Doors leading to lounge, kitchen, dining room and door to garden. Under stairs storage cupboard.



Landing

Artexed ceiling and fitted carpets. UPVC double glazed window to rear. Radiator. Door to storage / airing cupboard with radiator. Doors off to all first floor rooms.



Master Bedroom (12' 0" x 9' 8") or (3.65m x 2.94m)

Situated to the front of the property with UPVC double glazed windows with blinds to remain and radiator under. Artexed ceiling and fitted carpets. A range of mirror fronted wardrobes.



Bedroom Two (12' 0" x 9' 1") or (3.65m x 2.76m)

Situated to the front of the property with UPVC double glazed windows and radiator under. Lovely views to front. Artexed ceiling with access to loft. Built in double wardrobes. Fitted carpets.



Bedroom Three (8' 10" x 8' 2") or (2.70m x 2.50m)

Situated to the rear of the property over looking the garden with UPVC double glazed windows with roller blind to remain and radiator under. Artexed ceiling and fitted carpets. Mirror fronted built in wardrobe.



Bedroom Four (8' 1" x 6' 11") or (2.47m x 2.12m)

Situated to the rear of the property over looking the garden with UPVC double glazed windows with roller blind to remain and radiator under. Artexed ceiling and fitted carpets.



Bathroom (7' 0" x 5' 5") or (2.14m x 1.65m)

A three piece suite in white with fully tiled walls. Obscure UPVC double glazed window to rear with roller blind. Heated towel rail. Artexed ceiling. Vinyl flooring.



Garden

A spacious landscaped rear garden with mature shrubs and bushes. The garden is mainly laid to lawn and has a patio area. Fully enclosed with gate access to the side. Personnel door leading to garage.

The front of the property is open plan and has a driveway leading to the garage.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D65

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E





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.