

61 Maes Talcen
Brackla
Bridgend
Bridgend County
CF31 2LQ

£265,000



- Spacious Three Bedroom Detached Family Home
- Separate Lounge
- Kitchen / Dining Room
- Conservatory With Solid Wall & Roof with Skylights
- Long Driveway Leading To Garage
- Well Presented Throughout
- Mature Beautiful Private Rear Garden
- Cul-De-Sac Location
- Easy Access To M4
- VIEWING HIGHLY RECOMMENDED

Ref: PRA10962

Viewing Instructions: Strictly By Appointment Only



General Description

*** WELL PRESENTED THREE BEDROOM DETACHED HOME WITH A CONSERVATORY EXTENSION *** We are pleased to offer to the market this three 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 lovely family home comprises; entrance hallway, lounge, kitchen / dining room, conservatory with a solid roof. First floor: three bedrooms and family bathroom. The driveway leads to the garage. The rear garden is spacious and nicely presented 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



Entrance Hallway

Enter via side front door into hallway. Skimmed walls and ceiling. Karndean flooring. Carpeted staircase to first floor. Radiator. Doors to first floor rooms.



Lounge (14' 8" x 12' 3") or (4.47m x 3.74m)

A spacious room with a lot of natural light situated to the front of the property. Two UPVC double glazed windows with vertical blinds to remain. Artexed and coved ceiling with emulsioned walls. Fitted carpets. Radiator. The mantle piece and hearth with electric fire is the focal point of the room.



Kitchen/ Diner (14' 8" x 12' 9") or (4.46m x 3.88m)

L shaped narrowing to 2.86m

A fully fitted kitchen which comprises of a range of wall and base units to include inset draws with coordinating work surfaces and tiling to splash back areas. A stainless steel sink with drainer and mixer tap. Integrated electric oven with hob and canopy extractor. Integrated low level fridge and space with plumbing for automatic washing machine and dishwasher. Ample space for dining table and chairs. Skimmed ceiling with down lights and karndean flooring. Radiator. Under stairs storage cupboard. Opening into extension / conservatory.



Conservatory (13' 6" x 8' 0") or (4.12m x 2.43m)

This upgraded conservatory benefits from one solid wall and roof with skylights. Skimmed walls and ceiling. karndean flooring. Modern anthracite radiator. White UPVC double glazed windows and sliding patio doors out onto a beautiful garden.



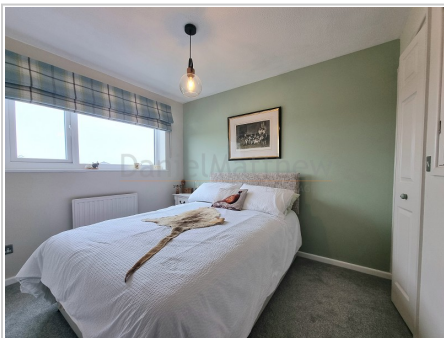
Landing

The landing has skimmed walls and ceiling with fitted carpets. Doors off to first floor rooms.



Bedroom One (12' 8" x 8' 1") or (3.87m x 2.47m)

Situated to the front of the property with UPVC double glazed window with radiator under. Artexed ceiling and emulsioned walls. Fitted carpets.



Bedroom Two (9' 10" x 8' 1") or (3.0m x 2.46m)

Situated to the rear of the property with UPVC double glazed window with radiator under. Artexed ceiling and emulsioned walls. Fitted carpets. Over stairs cupboard and cupboard housing the central heating boiler. Access to loft.



Bedroom Three (9' 7" x 6' 5") or (2.91m x 1.95m)

Situated to the front of the property with UPVC double glazed window with radiator under. Artexed ceiling and emulsioned walls. Fitted carpets.



Bathroom (6' 9" x 6' 4") or (2.07m x 1.93m)

An upgraded beautifully presented bathroom suite which includes a panelled bath with over bath shower, wc and wash hand basin built into a vanity unit. Matching display cupboards. Part Tiled walls. Vertical heated towel rail. Skimmed ceiling with spot lights. UPVC obscure double glazed window to rear.



Garden

A private mature well presented rear garden which has a large patio area, turfed garden with mature shrubs within. Pathway leading to garden shed and door leading to personnel garage door.

The front of the property is enclosed with a hedge. Generous driveway leading to a garage.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D



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.

