

2 Chaffinch Close
Brackla
Bridgend County
CF31 2QT

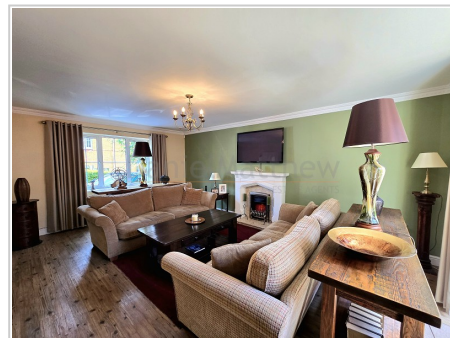
£455,000



- Executive Four Bedroom Detached Property
- Lounge With French Doors To Garden
- Dining Room through To Conservatory
- Study
- Kitchen / Breakfast Room Plus Utility Room
- Downstairs Cloakroom / WC
- Ensuite To Master Bedroom
- Exceptionally Large Driveway To Double Garage
- Private Beautiful Rear Garden
- Easy Access to M4 Junction 35 & 36

Ref: PRA10982

Viewing Instructions: Strictly By Appointment Only



General Description

A SUBSTANTIAL FOUR BEDROOM DETACHED PROPERTY WITH A PRIVATE DRIVE AND DOUBLE GARAGE
This very well presented executive four bedroom detached family home is located on an established residential development at the top of a hammerhead on the south side of the Brackla housing estate. Ideally located within close proximity of Schools, Triangle Shopping centre, Community Centre, Doctor's and Dental Surgery with easy access to the M4 at junctions 35 and 36. The property benefits from a large driveway with parking for approximately seven vehicles leading to a double garage. To the ground floor there is an entrance hallway, cloakroom/WC, generous lounge, dining room through to the conservatory, study, fitted kitchen/ breakfast room plus utility room. First Floor - Master Bedroom with en-suite, three further bedrooms and family bathroom. The stunning rear garden is private and has been tastefully landscaped.

Accommodation

Entrance Porch

Canopy open porch way leading to the front door.

Hallway

Enter into a spacious entrance hallway which has skimmed and coved ceilings with karndean flooring. Carpeted staircase off to first floor with an under stairs cupboard. Radiator. Doors leading to ground floor rooms.



Cloakroom/w.c (5' 9" x 3' 9") or (1.74m x 1.15m)

A two piece suite in white with WC and wash hand basin. Skimmed ceiling and vinyl tiled floor. Radiator. Obscure UPVC double glazed window.



Lounge (18' 5" x 12' 11") or (5.61m x 3.93m)

A pleasant light an airy room with a UPVC double glazed window to the front and French doors opening out onto the rear garden. Skimmed walls and ceiling with coving and karndean flooring. The focal point being a mantle piece with electric fire. Two radiators. Double doors leading into the hallway.



Dining Room (12' 11" x 10' 4") or (3.94m x 3.16m)

Skimmed walls and ceiling with coving. Karndean flooring. Radiator. Ample room for an eight seater table and chairs. Doors leading into the conservatory. Double doors leading into hallway.



Conservatory (11' 7" x 11' 6") or (3.54m x 3.51m)

A UPVC double glazed white conservatory with antiglare roof. Radiator and power. Ceramic tiled floor. Doors leading out onto the garden.



Kitchen (11' 7" x 9' 9") or (3.52m x 2.97m)

A contemporary style fitted kitchen with a range of base and wall units in a high gloss black and chrome, with a complementary granite work surface and tiling to splash back areas. Inset one and a half bowl stainless steel sink unit with mixer tap. Five ring gas hob with canopy chrome extractor and electric eye line oven. Wine cooler and integrated dishwasher. Tiled flooring. UPVC double glazed window to the front. Skimmed and coved ceiling. Entrance to utility room.



Utility Room (8' 8" x 6' 5") or (2.64m x 1.95m)

UPVC obscure double glazed door leading out onto the side path. Door into garage. Skimmed and coved ceiling with extractor and access to loft space. Black and chrome units with granite work surfaces, plumbed and space for automatic washing machine and space for tumble dryer. Radiator. Tiled flooring. Door leading to storage cupboard housing the gas central heating boiler.



Study (9' 11" x 9' 4" Max) or (3.02m x 2.85m Max)

An L shaped room measured at furthest points. Skimmed walls and ceiling with coving and spot lights. Karndean flooring. UPVC double glazed window to rear. Radiator.



Landing

Carpeted staircase to first floor. The landing area has skimmed walls and ceiling with coving and access to loft with a small boarded area. UPVC double glazed window with vertical blinds to remain. Door to airing cupboard.



Master Bedroom (11' 9" x 13' 2" Max) or (3.59m x 4.01m Max)

narrowing to 2.93m

A lovely size room situated to the rear of the property with UPVC double glazed window over looking the garden with vertical blinds and radiator under. Skimmed walls and ceiling with coving. Fitted carpets. Built in wardrobes. Door to ensuite.



En Suite (6' 4" x 6' 1") or (1.94m x 1.86m)

A three piece suite in white to include a WC, pedestal wash hand basin and cubicle shower. Half tiled walls and skimmed ceiling with coving. Tiled floor. Radiator. UPVC double glazed window.



Bedroom Two (13' 1" x 8' 8") or (3.98m x 2.64m)

Situated to the rear of the property with UPVC double glazed window over looking the garden with vertical blinds and radiator under. Skimmed walls and ceiling with coving. Fitted carpets. Built in wardrobes.



Bedroom Three (10' 10" x 9' 6") or (3.29m x 2.90m)

Situated to the front of the property with UPVC double glazed window with vertical blinds and radiator under. Skimmed walls and ceiling with coving. Fitted carpets.

Bedroom Four (8' 0" x 6' 6") or (2.44m x 1.97m)

Situated to the front of the property with UPVC double glazed window and radiator under. Skimmed walls and ceiling with coving. Built in cupboard. Fitted carpets.



Bathroom (7' 3" x 6' 7") or (2.20m x 2.0m)

A three piece suite in white which includes a WC, pedestal wash hand basin and a free standing bath. Tiling to all splash back areas and floor. Skimmed ceiling with coving. Extractor. UPVC obscure double glazed window.

Double Garage (18' 8" x 17' 10") or (5.70m x 5.44m)

A large double garage with two UPVC double glazed windows. Door leading to garden. Room for storage in the rafters. Two electric garage doors, one of which is not working.



Garden

A stunning enclosed private landscaped garden which is turfed and includes mature trees, bushes and shrubs. A patio area which is ideal for relaxing and entertaining. A further low maintenance patio area to the side with access to the front of the property.

The front of the property has a large paved driveway leading to double garage and bounded by mature shrubs.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D68

Tenure

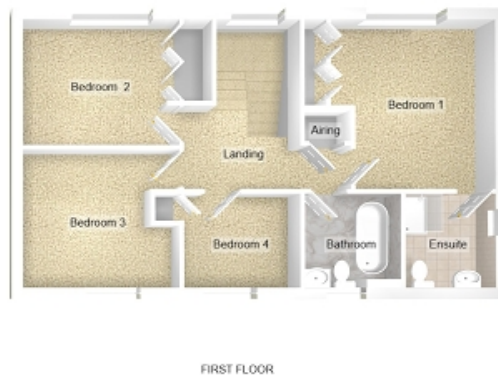
We are informed that the tenure is Freehold

Council Tax

Band F







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.