

6 Cae Cenydd  
Brackla  
Bridgend  
CF31 2ES

£379,950



- FIVE BEDROOM DETACHED CHARLES CHURCH PROPERTY
  - 4 YEARS LEFT ON THE NHBC
  - SET AS ONE OF 14 EXECUTIVE DETACHED HOMES IN THE CULL DE SAC
  - LOUNGE
  - KITCHEN/DINER/FAMILY ROOM
  - FIVE BEDROOMS AND PRIMARY HOSTING A EN SUITE
  - THREE YEAR OLD KITCHEN AND BATHROOM
  - DRIVE AND ENCLOSED GARDEN WITH A
  - 360 TOUR A MUST TO VIEW
  - CLOSE TO SCHOOL CATCHMENTS, M4 LINKS AND LOCAL AMENITIES
- Ref: PRA10987**

Viewing Instructions: Strictly By Appointment Only



## General Description

"FIVE BEDROOM EXECUTIVE DETACHED HOME WITH 360 TOUR" Daniel Matthew are pleased to present this beautiful family home, located on the Charles Church Site in Cae Cenydd Brackla. Nestled in a small lovely curl de sac of 14 homes with 4 years remaining on the NHBC. Short distance to local shops, amenities and excellent commuter access via the M4 and Rail links. As you enter the house the hallway leads you to the Lounge and spacious Kitchen/diner/family room and WC. To the first floor the primary bedroom with access to the en-suite, four further bedrooms and family bathroom. Outside a generous enclosed garden to the rear, laid to lawn and drive to the front, single garage with power and light. To arrange a viewing please call on 01656750764 to arrange an appointment.

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## Accommodation

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### Entrance Hallway

Bright and spacious hallway, front UPVC double glazed door, plain walls, plain ceiling, storage cupboard, radiator, quick step laminate flooring and access to ground floor rooms and staircase access.

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### WC

WC with a low level WC, pedestal wash hand basin, radiator, tile flooring, plain ceiling, plain and part tile walls.

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### Lounge

UPVC double glazed window, plain walls, plain ceiling, radiator and quick step laminate flooring.

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### Kitchen/Diner/Family Room

Rear UPVC window and two french doors provide natural light and offer access to the outdoor space, enhancing the overall sense of openness. Three year old kitchen with a range of wall and base units with complimentary worktops, electric oven and hob with extractor over, stainless steel sink, integrated dish washer and integrated fridge and freezer, integrated washing machine, plain walls, plain ceiling, radiator, quick step laminate flooring. This Lovely room is designed to create a welcoming and functional environment, ideal for cooking, dining, and relaxation.

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## Landing

Spacious landing with access to first floor rooms, attic hatch, plain walls, plain ceiling and carpet flooring.



## Bedroom One

UPVC double glazed window, plain walls, plain ceiling, radiator, quick step laminate flooring and access to the en suite.



## En Suite

Side UPVC double glazed window. Three piece suite comprising low level WC, pedestal wash hand basin, shower enclosure, radiator, vinyl flooring, plain ceiling, plain walls and tile splash back.



## Bedroom Two

UPVC double glazed window, plain walls, plain ceiling, radiator and quick step laminate flooring.



## Bedroom Three

UPVC double glazed window, plain walls, plain ceiling, radiator and quick step laminate flooring.



## Bedroom Four

UPVC double glazed window, plain walls, plain ceiling, radiator and quick step laminate flooring.



## Bedroom Five

UPVC double glazed window, plain walls, plain ceiling, radiator and quick step laminate flooring.



## Bathroom

Three year old bathroom with a rear UPVC double glazed window. Three piece suite comprising low level WC, counter top sink, panelled bath with waterfall shower, radiator, vinyl flooring, plain ceiling, plain walls and tile splash back.

## Garage

Integral door with roller door, electric and light, floor and wall cupboards with worktop.



## Outside

FRONT- Parallel parking drive with path leading to the side gate access to the rear garden.

REAR- Fence boundary with laid to lawn and spacious laid to patio, mature bushes and foil age, two years old in October installed

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: B85

## Tenure

We are informed that the tenure is Freehold



Council Tax

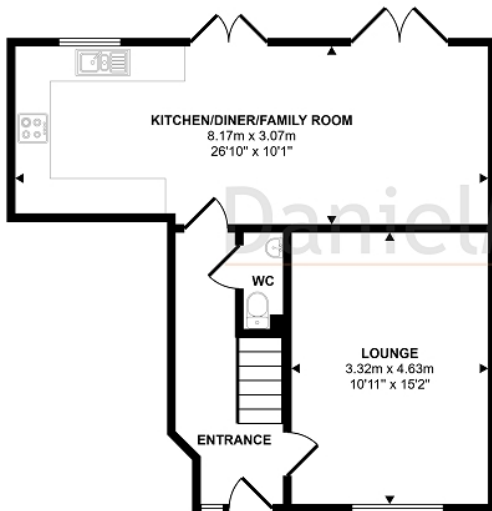
Band Not Specified

Deposit: £0.00

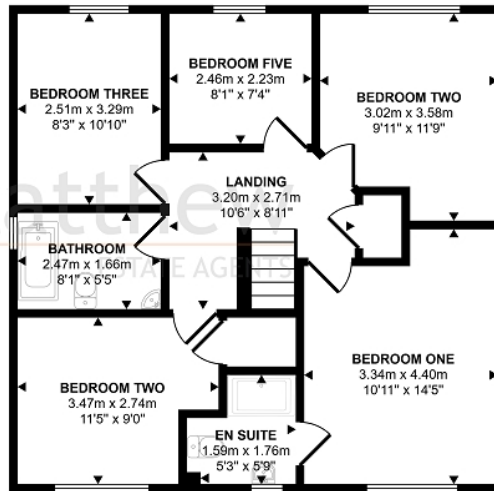




Approx Gross Internal Area  
116 sq m / 1252 sq ft



Ground Floor  
Approx 50 sq m / 535 sq ft



First Floor  
Approx 67 sq m / 717 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.