

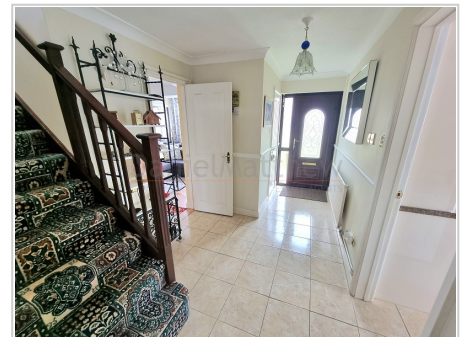
56 Fairoak Chase
Brackla
Bridgend
CF31 2PH

£360,000



- DETACHED FAMILY HOME
 - FOUR BEDROOMS
 - CLOAKROOM, FAMILY BATHROOM & ENSUITE TO MAIN BEDROOM
 - OPEN PLAN SPACIOUS LOUNGE LEADING INTO DINING ROOM
 - CONSERVATORY
 - ADDITIONAL RECEPTION ROOM
 - DRIVEWAY FOR TWO VEHICLES AND SINGLE GARAGE
 - KITCHEN/BREAKFAST ROOM
 - CLOSE TO M4 CORRIDOR, LOCAL SCHOOLS, AMENITIES AND PUBLIC TRANSPORT
 - CALL 01656 750764 TO ARRANGE YOUR VIEWING
- Ref: PRA10990**

Viewing Instructions: Strictly By Appointment Only



General Description

**** Spacious Four-Bedroom Detached Family Home ****

Daniel Matthew Estate Agents are pleased to offer to the market this generous four bedroom detached property offers and ideal family living space with versatile living and excellent outdoor space, nestled in the highly sought after area of Tremains Court, Brackla. Property comprises to the ground floor, an welcoming hallway, cloakroom, kitchen/breakfast room, large lounge leading into the dining area and conservatory, perfect for entertaining for family and friends, additional reception room ideal for a office/playroom or snug. To the first floor, four well-proportioned bedrooms, family bathroom and en-suite to main bedroom. Further benefits are driveway for two vehicles, wrap around garden with front garden and single garage. This property provides flexible and spacious living, making it a perfect long-term family home in a desirable and well-connected location, Property is close to local amenities, shops, public transport and great school catchment. Viewing's are highly recommended to appreciate the size of the property, Please contact a member of our team on 01656 750764.

Accommodation



Entrance Hallway

Enter via UPVC double glazed obscured door leading into welcoming hallway with obscured side glass panel, textured ceiling with coving, plain walls with dado rail, tiled flooring, radiator, staircase leading to first floor, doors leading into all ground floor rooms.



Cloakroom/w.c (8' 0" x 2' 6" Min) or (2.45m x 0.77m Min)

UPVC double glazed obscured window to front aspect, textured ceiling with coving, plain walls, tiled splashback, tiled flooring, two piece suite comprising low level WC and pedestal wash hand basin, radiator.



Kitchen/ Breakfast Room (14' 9" x 8' 6") or (4.49m x 2.59m)

Two UPVC double glazed windows to front and side aspect, UPVC double glazed door leading into enclosed garden, plain ceiling with coving, partially plain and tiled walls, tiled flooring, a range of matching wall and base units with complimentary work surfaces, one and a half composite sink with drainer and tap, double electric oven with five ring gas hob, extractor fan, space for fridge/freezer, integrated washing machine and dishwasher, breakfast bar.



Reception Room Two (14' 2" x 7' 9") or (4.33m x 2.37m)

Previously garage, UPVC double glazed window to front aspect, textured ceiling with coving, plain walls, laminate flooring, built in storage, radiator, door leading into single garage.



Lounge (16' 0" x 12' 10") or (4.87m x 3.90m)

Wooden sliding doors leading into conservatory, textured ceiling and coving, plain walls, fitted carpet, radiator, gas fire place, archway leading into dining room.



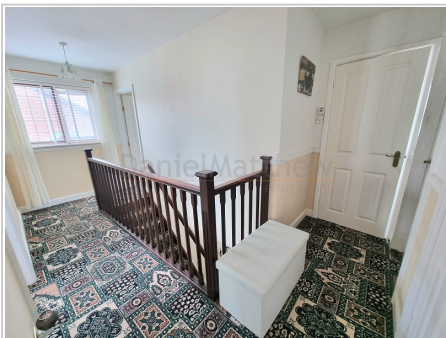
Dining Room (11' 3" x 8' 6") or (3.44m x 2.59m)

UPVC double glazed window to rear aspect, textured ceiling and coving, plain walls with dado rail, fitted carpet, radiator.



Conservatory (13' 2" x 11' 5") or (4.02m x 3.47m)

UPVC double glazed French doors leading to enclosed rear gardens, fitted carpet, electrics.



Landing

UPVC double glazed window to side aspect, textured ceiling, plain walls with dado rail, fitted carpet, loft access, storage cupboard housing water tank, doors leading into all first floor rooms.



Bedroom One (11' 4" x 10' 3") or (3.45m x 3.12m)

UPVC double glazed window to rear aspect, textured ceiling with coving, plain walls with one featured papered wall, fitted carpet, radiator, built in fitted wardrobes, door leading into ensuite.



En Suite (7' 2" x 4' 8") or (2.19m x 1.43m)

UPVC double glazed obscured window to side aspect, plain ceiling with extractor fan, tiled walls, tiled flooring, three piece suite comprising corner shower cubicle with overhead mains shower, low level WC and floating wash hand basin inset into vanity unit with storage, chrome heated towel rail.



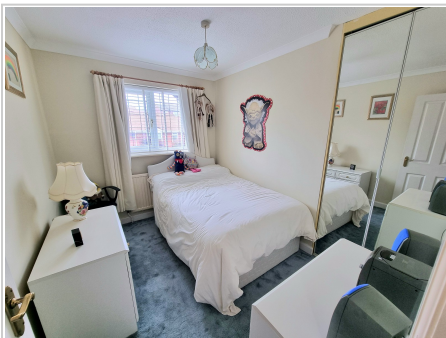
Bedroom Two (10' 3" x 9' 11") or (3.13m x 3.01m)

UPVC double glazed window to rear aspect, textured ceiling with coving, plain walls, fitted carpet, built in fitted wardrobes, radiator.



Bedroom Three (10' 10" x 9' 7") or (3.31m x 2.91m)

UPVC double glazed window to front aspect, textured ceiling with coving, plain walls, fitted carpet, radiator.



Bedroom Four (10' 0" x 7' 8") or (3.05m x 2.33m)

UPVC double glazed window to front aspect, textured ceiling with coving, plain walls, fitted carpet, radiator, built in fitted wardrobe.



Bathroom (7' 2" x 6' 8") or (2.18m x 2.02m)

UPVC double glazed obscured window to front aspect, textured ceiling with extractor fan, tiled walls, vinyl flooring, three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap and electric shower overhead, radiator.



Garage (16' 0" x 8' 0") or (4.88m x 2.44m)

Up and over door, wall mounted boiler, Obscured glass door leading to enclosed rear garden, integral door leading into Reception room two, pitched roof with storage, power and electrics.



Outside

Front - Laid to Lawn, Driveway for two vehicles leading to single garage and pathway to front door, side gate access.

Rear - Fenced boundaries, patio area, mature shrubs, mostly laid to lawn, rockery with mature plants, wrap around garden.

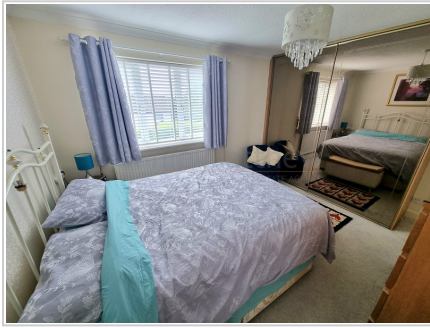
Services

Mains electricity, mains water, mains gas, mains drainage

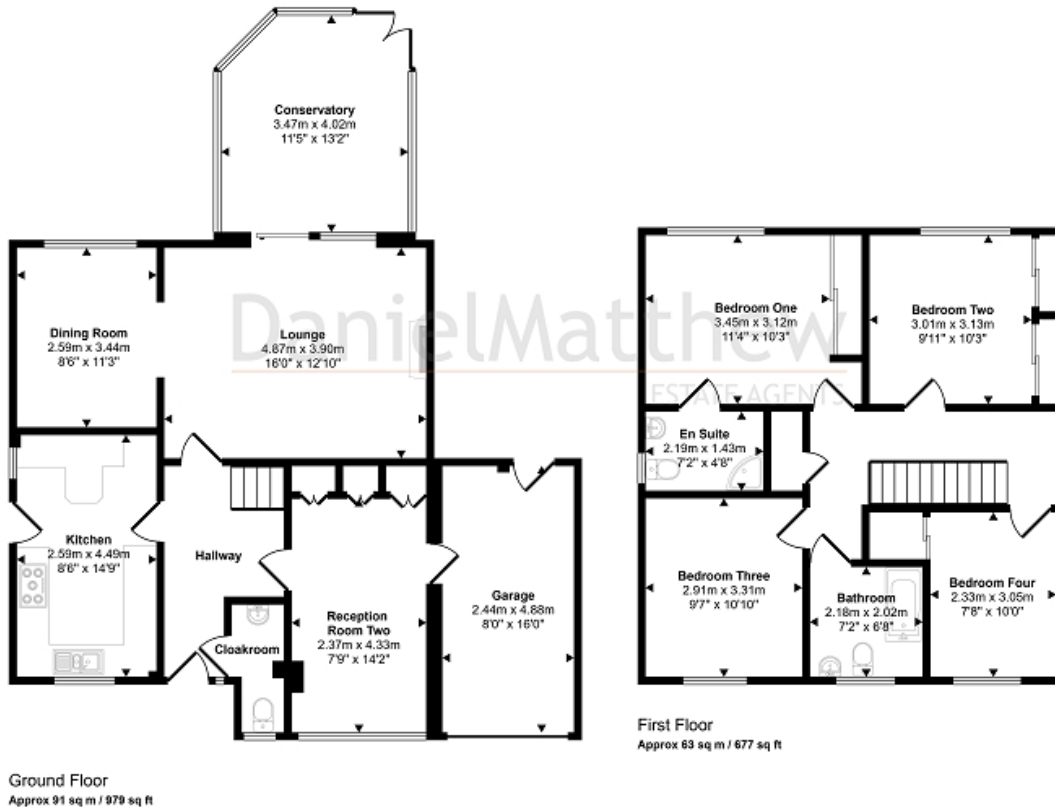
Tenure

We are informed that the tenure is Freehold





Approx Gross Internal Area
154 sq m / 1656 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 Make 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.