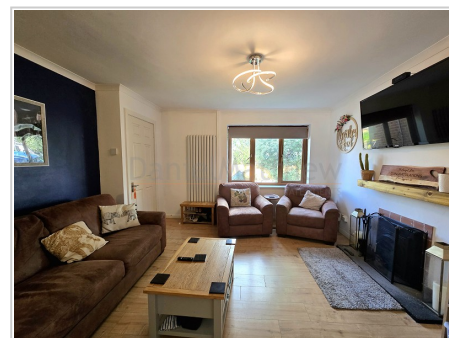


8 Linnett Way
Brackla
Bridgend
Bridgend County
CF31 2NX

£329,950



- Extended Four Bedroom Detached Property
- Lounge With Separate Dining Room
- Large Fitted Kitchen / Breakfast Room
- Cloakroom / WC
- Master Bedroom Has A Dressing Room & Ensuite
- Driveway Leading To Integral Garage
- Access From Property Into Garage
- Private Garden With Pergola Sitting Area
- Close To Amenities
- Easy Access To M4 Junction 35 & 36

Ref: PRA11034

Viewing Instructions: Strictly By Appointment Only

General Description

*** EXTENDED FOUR BEDROOM DETACHED PROPERTY *** 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 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, cloakroom/WC, lounge with multi fuel stove and separate dining room, large fitted kitchen / breakfast room. There is a door leading from the property into the garage. First floor: Four bedrooms with the master having a separate dressing room plus an ensuite and family bathroom. The driveway leads to the integral garage. The rear garden is low maintenance with a pergola and patio area for relaxing and entertaining. Call to arrange an appointment to view on 01656 750764

Accommodation



Hallway

Enter via UPVC front door into hallway which has a skimmed ceiling and archway. Carpeted staircase off to first floor. Vertical radiator. Vinyl flooring. Door to cloakroom and door to lounge.



Cloakroom/w.c (6' 0" x 2' 8") or (1.82m x 0.82m)

Skimmed walls and ceiling. Vinyl flooring. UPVC obscure double glazed window to front with blind. Radiator. White WC with built in wash hand basin.



Lounge (12' 10" x 11' 8") or (3.92m x 3.56m)

A well proportioned lounge with a UPVC double glazed window to the front with blinds. Skimmed walls and ceiling with coving. Wood laminate flooring. The focal point of the room is a mantle with a multi fuel stove. Tall vertical radiator. Door leading to the kitchen.



Kitchen (16' 3" x 10' 7") or (4.96m x 3.23m)

A fully fitted kitchen / breakfast room situated to the rear of the property with UPVC double glazed window and sliding doors out onto the garden. The kitchen is fully fitted and finished in a high gloss white and comprises of a range of wall and base units to include inset draws and coordinating work surfaces with breakfast bar, sink and drainer with mixer tap and tiling to splash back areas. Space and plumbing for washing machine and dishwasher. Five ring gas hob with electric oven. Pantry cupboard. Tall vertical radiator. Laminate flooring and skimmed ceiling with down lights. Door to dining room.



Dining Room (11' 0" x 7' 11") or (3.35m x 2.41m)

This room forms part of the extension and situated behind the garage. There is a personnel door from this room to the garage. Skimmed walls and ceiling with laminate flooring. French doors out onto the garden. Radiator.



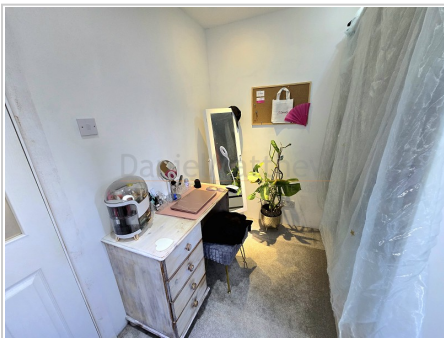
Landing

The landing has skimmed walls and ceiling with coving. Access to loft which has a pull down ladder. Fitted carpets. Storage cupboard. Doors leading to all first floor rooms.



Master Bedroom (11' 5" x 8' 0") or (3.47m x 2.43m)

This room along with dressing room and ensuite forms part of the extension and is situated to the rear of the property with UPVC double glazed window over looking the rear garden. Skimmed walls and ceiling with down lights. Radiator. Fitted carpets. Door to dressing room.



Dressing Area (8' 2" x 6' 4") or (2.49m x 1.94m)

This dressing area has space to hang cloths and fit a dressing table. Skimmed walls and ceiling with down lights and loft access. Fitted carpets. Radiator. Door to ensuite.



En Suite (8' 1" x 3' 10") or (2.47m x 1.18m)

Situated to the front of the property with UPVC obscure double glazed window. A white three piece suite which comprises of a cubicle shower, WC and sink built into a vanity unit. Heated chrome towel rail. Skimmed ceiling with down lights. Vinyl flooring.



Bedroom Two (12' 0" x 9' 2") or (3.67m x 2.79m)

Situated to the rear of the property with UPVC double glazed window with radiator under over looking the garden. Artexed ceiling with down lights. Fitted carpets.



Bedroom Three (10' 6" x 9' 1") or (3.20m x 2.77m)

Situated to the front of the property with UPVC double glazed window with radiator under over looking front garden. Artexed ceiling with down lights. Fitted carpets.



Bedroom Four (6' 9" x 5' 11") or (2.07m x 1.80m)

Situated to the rear of the property with UPVC double glazed window over looking the garden. Artexed and coved ceiling with down lights. Fitted carpets. Radiator.



Bathroom (6' 9" x 6' 7") or (2.05m x 2.01m)

Obscure UPVC double glazed window to the front of the property. Three piece white suite which includes a panelled bath with shower and screen, pedestal wash hand basin and WC. Tiling to splash back areas. Radiator. Skimmed ceiling with down lights.



Garden

The rear garden is private and low maintenance and fully enclosed with access via the side to the front. The large patio area benefits from a pergola which is ideal for sitting outside and entertaining during all weathers.

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

Services

Mains electricity, mains water, mains gas, mains drainage

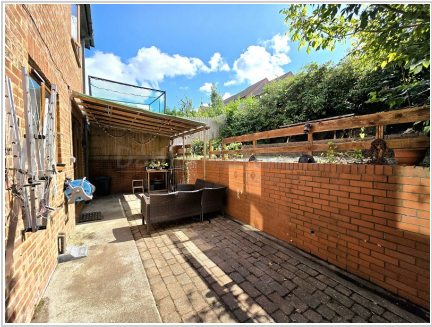
EPC Rating: C72

Tenure

We are informed that the tenure is Freehold

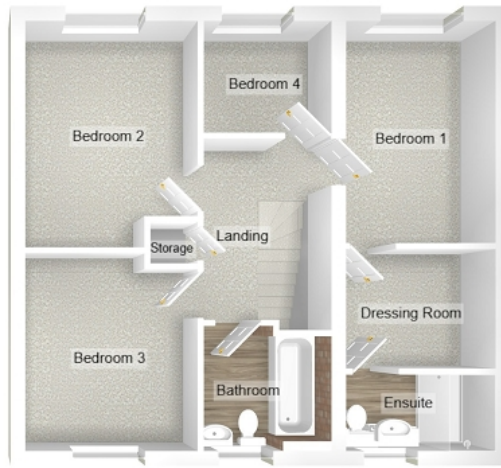
Council Tax

Band D





GROUND FLOOR



FIRST FLOOR

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.