

22 Bramble Close  
Brackla  
Bridgend County  
CF31 2PS

£369,950



- Four Bedroom Detached
- Two Reception Rooms
- Utility Room
- Ensuite To Master Bedroom
- Off Road Parking
- Double Garage
- Close To Local Amenities
- Good Transport Links
- Call To Arrange An Appointment.



Ref: PRA10562

Viewing Instructions: Strictly By Appointment Only

## General Description

\* Popular Location \* Daniel Matthew are pleased to offer for sale this four bedroom detached situated on the popular estate Brackla. Comprising two reception rooms, kitchen, utility room and cloakroom. To the first floor four bedrooms with ensuite to Master bedroom and family bathroom. Further benefits private front garden, rear garden, off road parking leading to double garage. Within walking distance to local amenities including shops, doctor surgery, community centre and schools. Good transport links. Call to arrange an appointment to view 01656 750764.

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## Accommodation

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### Entrance

Enter via UPVC double glazed door with side panel, comprising plain ceiling, plain walls, laminate flooring, radiator, understairs storage cupboard, stairs to first floor, doors leading to all ground floor rooms.



### Cloakroom/w.c

UPVC double glazed obscured window to side aspect, textured ceiling, plain walls, low level WC, wash hand basin, laminate flooring, radiator.



### Lounge (12' 01" x 20' 07" ) or (3.68m x 6.27m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, gas fire with surround, laminate flooring, two radiators, UPVC double glazed French doors leading to rear garden.



### Dining Room (11' 00" x 8' 05" ) or (3.35m x 2.57m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, laminate flooring, radiator.



### Kitchen (11' 06" x 8' 09") or (3.51m x 2.67m)

UPVC double glazed window to rear aspect, textured ceiling with decorative beams. Matching wall and base units, integrated hob and oven, composite sink/drainage, space for fridge/freezer, tiled flooring, radiator, door to utility room.





## Utility Room

UPVC double glazed window to side aspect, textured ceiling, plain walls, tiled flooring, wall and base units, plumbing for washing machine, space for tumble dryer, UPVC double glazed door leading to rear garden.

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## Landing

Textured ceiling, access to loft, plain walls, carpet flooring, airing cupboard, doors leading to all first floor rooms.

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## Master Bedroom (12' 01" x 11' 04") or (3.68m x 3.45m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, fitted wardrobes, radiator, carpet flooring, door to ensuite.

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## En Suite

UPVC double glazed obscured window to front aspect, plain ceiling, fully tiled walls and floor, low level WC, pedestal wash hand basin, shower cubicle with shower over head, heated towel rail.

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## Bedroom Two (11' 01" x 8' 07") or (3.38m x 2.62m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, carpet flooring, radiator, built in cupboard.

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## Bedroom Three (8' 06" x 7' 07" Min Min) or (2.59m x 2.31m Min)

UPVC double glazed window to rear aspect, textured ceiling, plain walls, carpet flooring, radiator.

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## Bedroom Four (8' 07" x 8' 06" ) or (2.62m x 2.59m)

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



## Bathroom

UPVC double glazed obscured window to rear aspect, plain ceiling, fully tiled walls and floor, inset bath, pedestal wash hand basin, low level WC, heated towel rail.



## Garage

Double garage, electric garage door, power and lighting.



## Outside

Front - Private front garden surrounded with mature hedges, laid to lawn, side access to rear garden.

Rear - Fenced boundaries, laid to lawn, patio area, matured shrubbery and hedges.

## Services

Mains electricity, mains water, mains gas, mains drainage

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band E





*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.*