

185 Longacres
Brackla
Bridgend County
CF31 2DE

£295,000



- Detached Town House
- Two Reception Rooms
- Cloakroom
- Utility Room
- Garage
- Off Road Parking
- Ensuite To Master Bedroom
- Four Double Bedrooms
- Close To Local Amenities
- Good Transport Links

Ref: PRA10594

Viewing Instructions: Strictly By Appointment Only



General Description

**** Ideal Family Home **** Daniel Matthew Estate Agents are pleased to offer for sale a four double bedroom detached town house situated in the popular location of Brackla. Comprises entrance hall, lounge, conservatory, kitchen, utility room and cloakroom. To the first floor Master bedroom with ensuite, bedroom four and the family bathroom. To the second floor bedroom two and bedroom three. Further benefits are garden to front, side and rear, driveway for two vehicles and garage, Close to local schools, amenities and M4 Corridor. Highly recommended for viewing's, please contact a member of our team on 01656 750764.

Accommodation

Entrance

Enter via composite door to hallway, comprising plain ceiling, plain walls, laminated flooring, stairs to first floor, doors leading to ground floor rooms.



Cloakroom/w.c

Two piece white suite, low level WC, wall mounted wash hand basin, plain ceiling, plain walls with tiled splashback, vinyl flooring, radiator.



Lounge (9' 11" x 16' 2") or (3.02m x 4.93m)

UPVC double glazed window to front aspect, plain ceiling, coving, plain walls, laminate flooring, radiator, patio doors leading to conservatory.



Kitchen/ Diner (16' 3" x 9' 8") or (4.95m x 2.95m)

UPVC double glazed windows to front and rear aspect, plain ceiling, plain walls with tiled splashback. Matching wall and base units to kitchen area, stainless steel sink/drainage unit with mixer tap, integrated hob and oven with extractor hood, space for fridge/freezer, vinyl flooring, radiator, door to utility room.



Utility Room (6' 6" x 4' 11") or (1.98m x 1.50m)

Matching wall and base units, stainless steel sink/drainage unit, vinyl flooring, wall mounted combi boiler fitted 2023, door leading to conservatory.



Conservatory

UPVC built conservatory with dwarf wall, tiled flooring with under floor heating, patio door leading to garden.

Landing

UPVC double glazed window to front aspect, plain ceiling, plain walls, carpet flooring, airing cupboard, stairs to second floor, doors leading to all first floor rooms.



Master Bedroom (16' 3" x 10' 0") or (4.95m x 3.05m)

Dual aspect UPVC double glazed window to front and rear, plain ceiling, plain walls, carpet flooring, radiator, double fitted wardrobes, doors to ensuite.



En Suite

UPVC double glazed obscured window to rear aspect, plain ceiling, plain walls with tiled splashback, radiator, shower cubicle, low level WC, pedestal wash hand basin, vinyl flooring.



Bedroom Four (10' 6" x 9' 9") or (3.20m x 2.97m)

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



Bathroom

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls with tiled splashback, three piece white suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, vinyl flooring, radiator.

Second Floor Landing

Plain ceiling, plain walls, carpet flooring, Velux window to front aspect, doors leading to further bedrooms.



Bedroom Two (13' 10" x 7' 9") or (4.22m x 2.36m)

UPVC double glazed window to front aspect, velux window to rear aspect, plain ceiling, plain walls, fitted wardrobes, carpet flooring, radiator.



Bedroom Three (13' 10" x 10' 2") or (4.22m x 3.10m)

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



Outside

Front - Wrought iron railings surrounding the front of the property, slate chipping's. Rear - Wrap around to rear and side, patio area, laid to lawn, fence and wall boundaries. Solar panels situated to the rear of the property, the panels are owned and NOT leased.

Garage

Up and over door, power and lighting. Off road parking for two vehicles.

Services

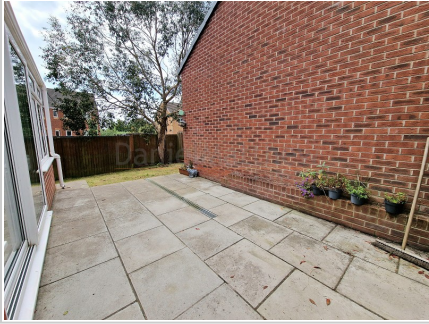
Mains electricity, mains water, mains gas, mains drainage

Tenure

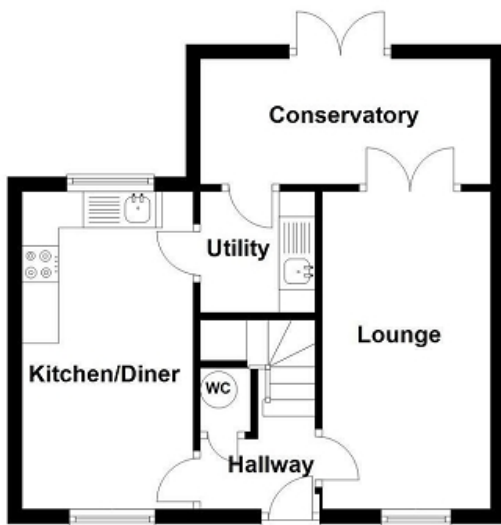
We are informed that the tenure is Freehold

Council Tax

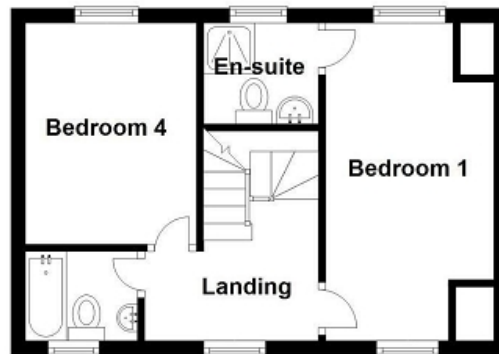
Band E



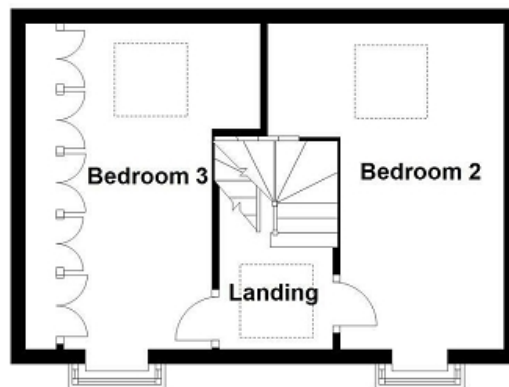
Ground Floor



First Floor



Second 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.