

1 Lark Rise  
Brackla  
Bridgend County  
CF31 2NU

£305,000



- Four Bedroom Detached
- Two Reception Rooms
- Ground Floor Shower Room
- Off Road Parking For Several Vehicles
- Single Garage
- Rear Garden
- Good Transport Links
- Close To Local Schools
- Call To Arrange An Appointment

**Ref: PRA10618**

Viewing Instructions: Strictly By Appointment Only



## General Description

\* Family Home \* Daniel Matthew are pleased to offer for sale this detached family home. Situated on the popular estate Brackla. Comprises hallway, ground floor shower room, two reception rooms and kitchen. To the first floor four bedrooms with family bathroom. Further benefits off road parking for several vehicles, garage. Garden to rear. Call our team to arrange an appointment 01656 750764. With good transport link, close to local school and amenities.

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## Accommodation

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### Entrance

Enter via UPVC double glazed door to hallway, comprising textured ceiling, plain walls, carpet flooring, radiator, stairs to first floor, doors leading to ground floor rooms.

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### Shower Room / WC

UPVC double glazed obscured window to front aspect, textured ceiling, tiled splashback and flooring. Low level WC, pedestal wash hand basin, shower cubicle with shower over, radiator.

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### Lounge (10' 07" x 16' 09") or (3.23m x 5.11m)

Dual aspect to front and rear UPVC double glazed window, textured ceiling, papered walls, carpet flooring, radiator, door to inner hallway.

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### Inner Hallway

UPVC double glazed door leading to rear garden, textured ceiling, plain walls, tiled flooring, storage cupboard, doors leading to further rooms.

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### Kitchen (10' 01" x 8' 07") or (3.07m x 2.62m)

UPVC double glazed window to side aspect, textured ceiling, plain walls with tiled splashback, tiled flooring. Matching wall and base units, composite sink/drain. Plumbing for washing machine and dishwasher, integrated hob and oven, space for fridge/freezer.

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**Dining Room (9' 06" x 8' 03") or (2.90m x 2.51m)**

UPVC double glazed window to rear aspect, textured ceiling, plain walls with feature wall, laminate flooring, radiator.

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## Landing

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

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**Bedroom One (10' 09" x 9' 03") or (3.28m x 2.82m)**

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

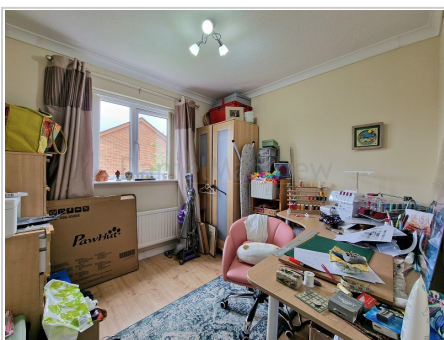
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**Bedroom Two (8' 08" x 9' 04") or (2.64m x 2.84m)**

UPVC double glazed window to front aspect, textured ceiling, access to loft, plain walls, laminate flooring, radiator, storage cupboard.

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**Bedroom Three (8' 05" x 8' 03") or (2.57m x 2.51m)**

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

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**Bedroom Four (7' 07" x 7' 05") or (2.31m x 2.26m)**

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

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## Bathroom

UPVC double glazed obscured window to side aspect. Textured ceiling, tiled splashback, low level WC, pedestal wash hand basin, panelled bath, radiator.

## Garage

Up and over down, power and lighting.



## Outside

Front - Hedge boundaries, paved driveway for several vehicles, side access to rear garden.

Rear - Fenced boundaries, laid to lawn, decking area.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C72

## Tenure

We are informed that the tenure is Freehold



*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.*