

25 Highfields
Brackla
Bridgend County
CF31 2PA

£260,000



- DETACHED FAMILY HOME
- FOUR BEDROOMS
- LOUNGE
- KITCHEN/DINING ROOM
- CLOAKROOM
- LARGE FRONT & REAR GARDEN
- DRIVEWAY FOR SEVERAL VEHICLES
- NO CHAIN
- CLOSE TO SCHOOLS, SHOPS & AMENITIES
- VIEWING'S ARE HIGHLY RECOMMENDED, PLEASE CALL TODAY ON 01656 750764

Ref: PRA10648

Viewing Instructions: Strictly By Appointment Only



General Description

**** NO CHAIN, FOUR BED DETACHED **** Daniel Matthew Estate Agents are pleased to offer to the market this four bedroom detached family home situated in the sought after area of Highfields, Brackla. Property comprises to the ground floor, hallway, lounge, kitchen/diner and cloakroom. To the first floor, landing, four bedrooms and family bathroom. Further benefits are large front garden, driveway for several vehicles, tiered rear garden with ring floodlight and camera, property is being sold with no ongoing chain, Property is within walking distance to great school catchment, local shops, amenities and pubs. Easy access to M4 Corridor. Viewing's are highly recommended, please contact a member of our team on 01656 750764.

Accommodation



Hallway

Enter via a wooden door with obscured glass side panel leading into hallway, textured ceiling, plain walls, wood effect laminate flooring, staircase leading to first floor, space under stairs, storage cupboard, radiator, doors leading into;-



Lounge (19' 5" x 11' 7") or (5.93m x 3.54m)

UPVC double glazed bay window to front aspect, UPVC double glazed window to front aspect, plain ceiling and coving, plain walls, fitted carpet, two radiators, sandstone gas fireplace and hearth.



Kitchen / Dining Room (19' 5" x 9' 9") or (5.93m x 2.96m)

Two UPVC double glazed windows to rear aspect, UPVC double glazed obscured door leading to rear garden, plain ceiling and coving, plain walls, tiled splashback, wood effect laminate flooring, a range of matching wall and base units with complimentary work surfaces, electric oven, four ring gas hob, extractor fan, one and a half bowl stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, area for dining table and chairs, two radiators.



Cloakroom/w.c

Wooden obscured window to side aspect, textured ceiling and coving, partially plain and tiled walls, wood effect laminate flooring, two piece white suite comprising low level WC and pedestal wash hand basin, heated towel rail.



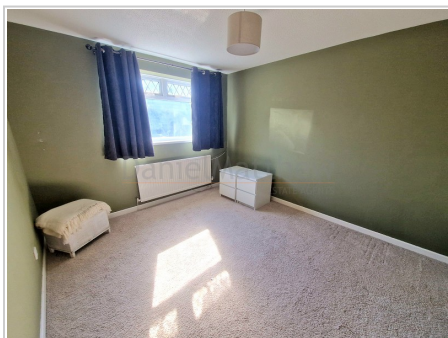
Landing

Textured ceiling, loft access, plain walls, fitted carpet, doors leading into;-



Bedroom One (13' 2" x 10' 1") or (4.01m x 3.08m)

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



Bedroom Two (11' 8" Max x 10' 2") or (3.56m Max x 3.09m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, fitted carpet, radiator, built in storage cupboard housing wall mounted combination boiler.



Bedroom Three (9' 11" x 9' 2") or (3.02m x 2.79m)

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



Bedroom Four (9' 1" x 8' 7") or (2.77m x 2.62m)

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



Bathroom (9' 3" x 5' 7") or (2.81m x 1.70m)

UPVC double glazed obscured window to side aspect, plain ceiling with spot lights, tiled walls, tiled flooring, radiator, Low level WC and floating wash hand basin inset into a wooden vanity unit, bath with mains overhead and glass screen.



Outside

Front - Large laid to lawn area, driveway for several vehicles leading to front door, mature shrubs, iron gates leading to rear garden. EV power point to side property which is to remain.

Rear - Patio area, fenced boundaries, tiered garden, steps leading down to large laid to lawn area.

Services

Mains electricity, mains water, mains gas, mains drainage

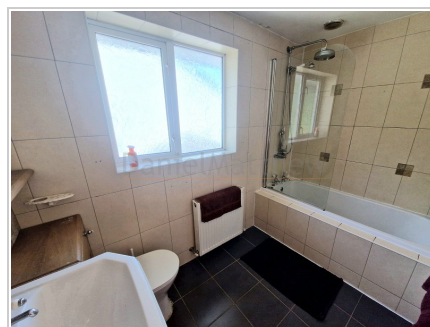
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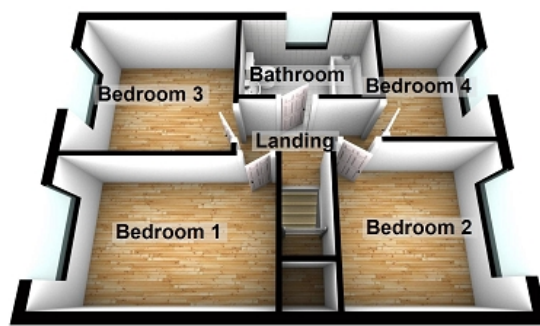
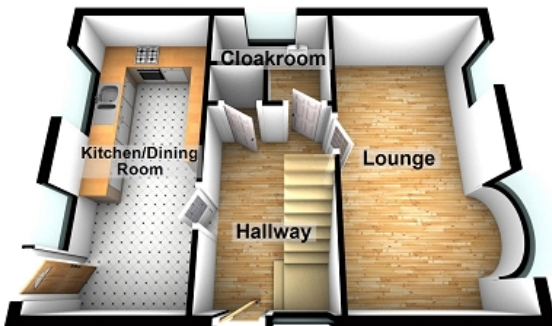
Tenure

We are informed that the tenure is Freehold

Council Tax

Band D





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.