

22 Hunters Ridge  
Brackla  
CF31 2LH

£269,995



- Four Bedroom Extended Semi Detached
- Lounge and Kitchen with Access to the extension
- Side extension is a diverse space as a bedroom, shower room and Dining Space/Reception Room
- First Floor Three Bedrooms and Family Bathroom
- Drive Parking
- Exceptional Private Corner Plot Garden
- Popular are of Brackla with field access behind
- Must To View
- 360 Tour A must to view

Ref: PRA10720

Viewing Instructions: Strictly By Appointment Only

## General Description

"FOUR BEDROOM SEMI WITH SINGLE EXTENSION "" Daniel Matthew are pleased to offer for sale this four bedroom Semi-Detached property in an ideal location close to schools, amenities and bus routes. Situated on the popular Hunters Ridge in Brackla. This versatile extension has its own side door access and bedroom/living space which is ideal for family members. Property comprises a lounge, Kitchen, Side extension with its own side door access's with a Bedroom, downstairs shower room and reception room to the ground floor. To the first floor Three Bedrooms and a family bathroom, drive parking to the front, Very generous private garden and a 360 TOUR A MUST TO VIEW TO APPRECIATE THIS BEAUTIFUL FAMILY HOME. Call today to arrange a viewing 01656 750764.

## Accommodation



### Entrance

Enter via UPVC door into the porch, ideal area for coats and shoes, internal door into the hallway with plain walls, textured colliding, carpet flooring, radiator and access to ground floor rooms.



### Lounge (12' 01" x 10' 08") or (3.68m x 3.25m)

Bright and airy lounge with a UPVC double glazed window to front aspect, plain walls, plain ceiling, laminate flooring and radiator.



### Dining Room (8' 11" x 9' 01") or (2.72m x 2.77m)

UPVC double glazed doors opening out to the generous garden, plain walls, plain ceiling, laminate flooring and radiator.



### Kitchen (7' 10" x 8' 09") or (2.39m x 2.67m)

UPVC double glazed window to rear aspect overlooking the garden, Range of wall and base units, composite sink with mixer tap, two ovens and electric hob with extractor over, integrated dishwasher, integrated washing machine, tile splash back, plain walls, plain ceiling and laminate flooring.





### Second Reception Room (12' 04" x 7' 03") or (3.76m x 2.21m)

UPVC double glazed doors opening out to the generous garden, plain walls, plain ceiling, laminate flooring and radiator, this room could have multiple purposes.



### Reception Room/Bedroom (10' 10" x 7' 10") or (3.30m x 2.39m)

UPVC double glazed window to front aspect, plain walls, plain ceiling, carpet flooring, radiator and this could be a bedroom/office or playroom.



### Downstairs Shower Room (6' 05" x 4' 04") or (1.96m x 1.32m)

UPVC double glazed window to rear aspect, plain wall and tile walls, plain ceiling, tile flooring, radiator, three piece suite comprising low level WC, pedestal wash and basin and shower enclosure with shower.



### Inner Hallway

UPVC double glazed door to side aspect, plain walls, plain ceiling, tile flooring and access to the downstairs shower room and additional bedroom/study.



### Landing

Landing with plain ceiling, carpet flooring, plain walls, attic hatch, boiler housed on the walls and access to the first floor rooms.



### Bedroom One (11' 06" x 9' 11") or (3.51m x 3.02m)

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



### Bedroom Two (9' 08" x 9' 06") or (2.95m x 2.90m)

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



### Bedroom Three (7' 05" x 6' 08") or (2.26m x 2.03m)

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



### Bathroom (6' 08" x 5' 07") or (2.03m x 1.70m)

UPVC double glazed window to rear aspect, plain wall and tile walls, plain ceiling, tile flooring, radiator, three piece suite comprising low level WC, wall mounted wash hand basin and L shape bath with shower over and glass screen to the side.



### Outside

Front- Drive with parking and laid to lawn and side gate to access the garden.

Rear- Very generous garden with fence and tree boundary, laid to patio with pagoda over, laid to lawn and side access to the drive, must to view to be appreciated.

### Services

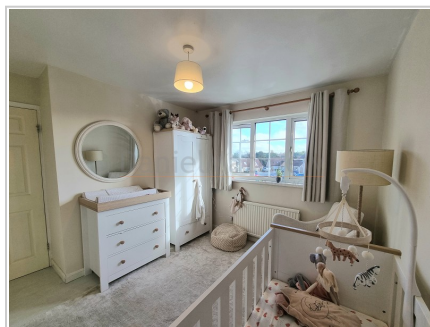
Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C70

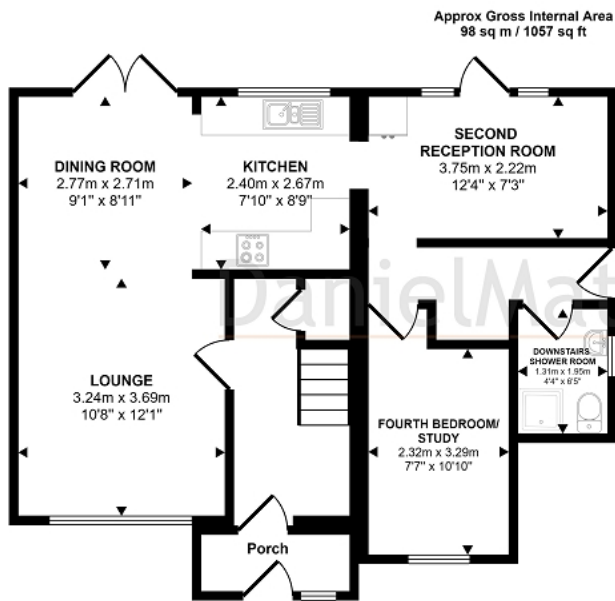
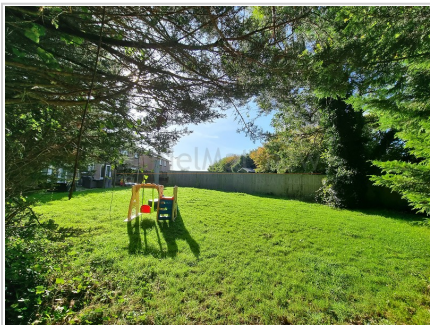


# Tenure

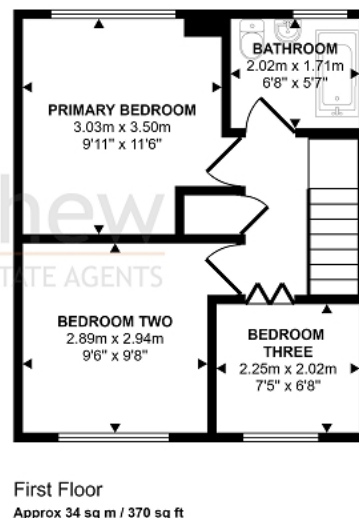
We are informed that the tenure is Freehold







**Ground Floor**  
Approx 64 sq m / 688 sq ft



**First Floor**  
Approx 34 sq m / 370 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

