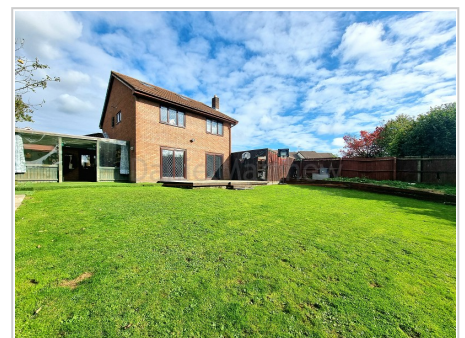


50 Fair oak Chase  
Brackla  
Bridgend  
Bridgend County  
CF31 2PH

£375,000



- Detached Four Bedroom Executive Home
- Generous Lounge
- Spacious Kitchen/Diner/Family Room
- Reception Room / Snug
- Cloakroom / WC
- Ensuite To Master Bedroom
- Family Bathroom / Shower
- Attic Room
- Garden Room
- Large Garden

Ref: PRA10725

Viewing Instructions: Strictly By Appointment Only

## General Description

\*\*\* SPACIOUS FOUR DOUBLE BEDROOM FAMILY HOME WITH ATTIC ROOM \*\*\* Daniel Matthew are pleased to offer for sale, this four bedroom detached property situated in the heart of Brackla. Located within walking distance of the shopping precinct 'The Triangle' and local amenities of doctors surgery, dentist, community centre and good transport links to the M4 and A48. This property comprises of entrance hallway, Cloakroom/WC, large lounge, second reception room/snug, kitchen/dining/family room with utility area. The first floor has four double bedrooms with ensuite to master and family bathroom with shower. A fixed staircase leading to attic room. Further benefits a large garden with garden room and store room. Close proximity to Bridgend town centre and train station. Call 01656 750764 to arrange an appointment to view this beautiful family home.

## Accommodation



### Entrance Hallway

Enter via a UPVC door into hallway. Artexed ceiling and skimmed walls. Radiator. Doors leading to all ground floor rooms. Staircase off to first floor with under stairs storage cupboard. Karndean flooring.



### Cloakroom/w.c (8' 8" x 3' 0") or (2.63m x 0.91m)

A modern two piece suite in white with pedestal wash hand basin and WC. Skimmed walls. Tiled floor. UPVC double glazed window.



### Snug (10' 2" x 8' 8") or (3.11m x 2.65m)

To the front of the property with UPVC double glazed window with radiator under. Artexed and coved ceiling with skimmed walls. Fitted carpets.



### Kitchen / Dining Room (19' 5" x 16' 0" Max) or (5.92m x 4.88m Max)

A spacious multi functional kitchen / family room. The kitchen is fully fitted with a range of wall and based units to include inset draws with coordinating work surfaces and a phoenix carron one and a half bowl sink unit with mixer taps. Cupboard housing combination boiler. Tiling to splash back areas. Integrated electric oven with five ring gas hob and extractor, dishwasher, plumbing for washing machine and space for fridge freezer. Artexed ceiling with skimmed walls with centre light and spot lights. Two UPVC double glazed windows to front and

one to the rear with French door leading into garden room. Tiled flooring. Radiator. Space for sitting area and room for a table and chairs for dining.



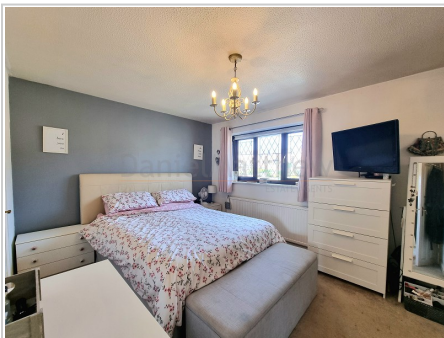
### Lounge (22' 7" x 11' 7") or (6.88m x 3.54m)

A large room at the rear of the property with two sets of leaded UPVC double glazed sliding doors out onto the garden. Skimmed walls and ceiling. Fitted carpets. Two radiators.



### Landing

Staircase to first floor which has fitted carpets to stairs and landing. UPVC double glazed window. Doors to all first floor rooms. Storage cupboard. Fixed staircase to attic room.



### Master Bedroom (14' 2" x 10' 1") or (4.31m x 3.07m)

Situated to the front of the property with leaded UPVC double glazed window with radiator under. Artexed ceiling and skimmed walls. Built in mirror fronted wardrobes. Fitted carpets. Door leading to ensuite.



### En Suite (9' 1" x 3' 1") or (2.78m x 0.95m)

A three piece suite which includes a pedestal wash hand basin, WC and cubicle shower. Fully tiled walls and floor. Skimmed Ceiling. UPVC double glazed window.



### Bedroom Two (13' 9" x 10' 0") or (4.18m x 3.06m)

Situated to the front of the property with leaded UPVC double glazed window with radiator under. Artexed ceiling and skimmed walls. Fitted carpets.



### Bedroom Three (11' 10" x 11' 4") or (3.61m x 3.45m)

Situated to the rear of the property with leaded UPVC double glazed window with radiator under. Artexed ceiling and skimmed walls. Fitted carpets.



### Bedroom Four (11' 10" x 10' 11") or (3.61m x 3.32m)

Situated to the rear of the property with leaded UPVC double glazed window with radiator under. Artexed ceiling and skimmed walls. Fitted carpets.



### Bathroom (7' 1" x 5' 5") or (2.16m x 1.65m)

A modern high specification three piece suite in white situated to the rear of the property with UPVC leaded double glazed window. Fully tiled walls and floor. Heated vertical towel rail. L shaped bath with shower and screen, sink with vanity unit and WC.



### Attic room (16' 6" x 13' 10") or (5.04m x 4.22m)

Carpeted staircase leading to attic room. Landing area with door leading into attic which has sloping ceilings with two velux windows and down lights plus storage cupboards into the eaves. Fitted carpets. Radiator.



### Garden

The garden is large and enclosed with close board fencing. There is a patio area and the rest of the garden is laid to lawn. Access into garden room, store room and to the front of the property.

The front of the property is open plan and maintenance free. Access via the side to the rear garden. Generous driveway to side. The property is situated next to a turfed public open space.



## Garden room

Leading out from the kitchen, this covered area leading into the garden benefits from a perspex roof, artificial grass with electric points. A great area to relax in all weathers.



## Store room

A covered area with the floor laid to patio.

## Services

Mains electricity, mains water, mains gas, mains drainage

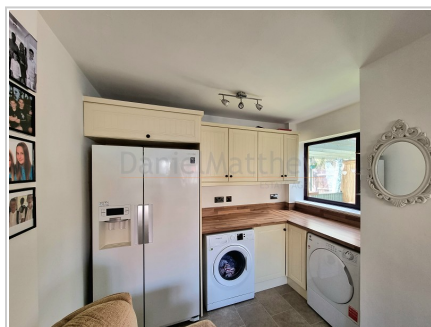
EPC Rating: C69

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band E

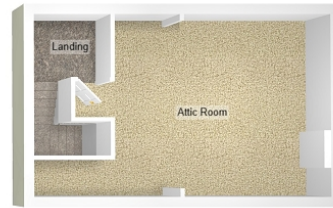




GROUND FLOOR



FIRST FLOOR



ATTIC ROOM

*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.*