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107 Highfields
Brackla, Bridgend, CF31 2PD

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Asking price **£195,000**

Found within the sought-after and popular location of Brackla is this very well presented three-bedroom semi-detached family home, offering good sized accommodation throughout, conservatory extension to the rear, off-road parking, attached single garage and a fully enclosed landscaped rear garden.

A very well presented three bedroom semi-detached family home

Situated in the popular Brackla area of Bridgend

Within walking distances to local amenities, parks and schools

Convenient commuter access to Junctions 35 and 36 of the M4

Two reception rooms plus kitchen/breakfast room

Two double bedrooms and one single bedroom

Attached single garage with separate utility room off

Beautifully landscaped rear garden

Viewings highly recommended





The property is entered via a PVCu and glazed panel door into an entrance hallway with carpeted stairs rising to the first floor landing, engineered hardwood flooring and a solid wood and ornate glazed panel door into the lounge. The lounge has a continuation of the hardwood flooring, a quaint bay window fitted with wooden shutter blinds to the front, an electric floating feature fireplace and another wooden and ornate glazed door into the kitchen/breakfast room. The kitchen/ breakfast room is a well-appointed space fitted with a range of matching base and wall mounted units, with a light granite effect worksurface over and features an integrated dishwasher, under counter integrated fridge and freezer, double electric integrated oven and a five burner gas hob with contemporary extractor hood fitted over. The breakfast area has been fitted with matching wall and base units as the kitchen, offering additional storage and preparation space. The floor has been laid to tiles and there is access to the useful understairs storage cupboard and a further doorway offering convenient

integral access to the garage and utility room. The utility room offers space for two appliances with base and wall mounted units and a rolltop worksurface over and houses the Worcester gas combination boiler. There is a PVCu obscure glazed door flanked by window to the rear providing access directly to the garden. Finally to the ground floor leading off from kitchen/breakfast room through a set of ornate wooden and glazed panel doors is the conservatory. The conservatory has laminate wood flooring, coloured vertical blinds, a sliding patio door giving access to the garden and benefits from central heating making it a useable space throughout the year.

To the first floor the landing gives access to all three bedrooms, the family bathroom, a loft inspection point and benefits from a window to the side, recessed spotlights and a continuation of the same carpet as the stairs. Bedroom one is located to the front of the property and is a

generous sized double bedroom. There is a large window to the front that floods the room with natural light with a contemporary blind fitted and the flooring has been laid to a dark wood effect laminate. Bedroom two is another good size double bedroom with a window to the rear providing light and views of the landscaped garden. The room benefits from a contemporary fitted blind and carpet to floor. Bedroom three is a well-proportioned single bedroom and is found to the front of the property with window to the front enjoying the same views as bedroom one. The room features a useful storage cupboard above the bulkhead of the stairs and the flooring has been laid to wood effect laminate. The family bathroom is fitted with a white three-piece suite comprising panel bath with a victorian style showerhead attachment tap set and electric wall mounted shower over, pedestal wash hand basin and a low-level WC. There is tiling to all walls, obscure glazed window to the side, chrome heated towel rail and the flooring has been laid to wood effect laminate.

Outside to the front of the property a concrete driveway offers off-road parking for one vehicle ahead of the single garage. The remaining garden space is mainly laid to lawn with a boundary hedge row to the front and a pathway that leads to the front door. The attached garage can be accessed from the front via a recently installed electric roller shutter door and from the rear via a PVCu and glazed panel door from the garden. The garage is a good sized spaced that benefits from electricity supply and lighting. The beautifully landscaped rear garden is fully enclosed and comprises of patio area, an area laid to lawn, small fishpond and a further patio area adjacent to the conservatory. It features an abundance of mature plants and flowers and is extremely private.

AWAITING FLOORPLAN





Directions

From our office on Derwen Road, head towards Noltan street and follow the road as it bears left passing Wilkinson. Continue up the hill and at the traffic lights turn right onto Tremains Road. Proceed straight and at the next set of traffic light continue straight. At the roundabout take the first exit into Brackla. At the next roundabout take the second exit onto Brackla way. Take the first left off Brackla Way into Highfields and then the second right hand turning where the property can be found on the right hand side as indicated by our for sale board.

Tenure

Freehold

Services

All mains services
Council Tax Band D
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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AWAITING EPC

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