

3 Whitethorn Drive
Brackla
Bridgend County
CF31 2PQ

£320,000



- Beautifully Presented Dormer Bungalow
- Three Reception Rooms
- Lounge with doors leading to the garden
- Kitchen
- Dining Room
- Conservatory with a new roof
- Wet Room downstairs and Bathroom Upstairs
- Garage with electric door and extended with rear door access
- Beautiful Garden with various seating areas
- Freehold

Ref: PRA10121

Viewing Instructions: Strictly By Appointment Only



General Description

"Beautifully Presented" * Three Bedroom Dormer Bungalow * Daniel Matthew are pleased to offer for sale this detached three bedroom bungalow situated in the popular location of Brackla. To the first floor comprising entrance hall, lounge, kitchen, dining room, conservatory and downstairs wet room and downstairs bedroom. To the first floor two double bedrooms and bathroom. Further benefits off road parking, garage, garden to front and rear. Situated on Whitethorn Drive which is a desirable location in Brackla. Call our team to arrange a viewing 01656 750764.

Accommodation



Entrance Hallway

Enter via composite door, textured ceiling, papered walls, radiator, stairs leading to upstairs bedroom and bathroom and doors accessing all ground floor rooms.



Kitchen (8' 9" x 13' 7") or (2.66m x 4.15m)

UPVC double glazed window to front aspect. Matching wall and base units, integrated washing machine and dishwasher, induction hob and electric oven with extractor hood over, plain ceiling, plain walls with tiled splashback, Porcelain tile flooring, radiator, space for fridge/freezer, breakfast seating area.



Lounge (14' 8" x 12' 0") or (4.47m x 3.67m)

UPVC double glazed French doors leading to rear garden, textured ceiling, plain walls, laminate flooring, feature fireplace with electric flame effect fire, radiator.



Dining Room (10' 4" x 11' 9") or (3.16m x 3.57m)

Doors leading to conservatory, textured ceiling, papered walls, Laminate flooring, radiator.



Conservatory (10' 2" x 10' 4") or (3.10m x 3.16m)

UPVC double glazed conservatory with side french doors to access the garden, dwarf wall and recently replaced insulated roof, laminate flooring.



Wet Room

UPVC double glazed obscured window to front aspect, plain ceiling, fully tiled walls and floor, walk in shower, wash hand basin, low level WC, radiator.



Bedroom Three/Reception Room (11' 9" x 10' 5") or (3.57m x 3.17m)

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



Landing

Split level landing with Velux window to rear aspect, textured ceiling, plain walls, carpet flooring, access to the loft, airing cupboard.



Bedroom One (13' 8" x 12' 2") or (4.17m x 3.71m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, radiator, laminate flooring, fitted wardrobes full length of the one wall.



Bedroom Two (13' 8" x 11' 11") or (4.17m x 3.62m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, radiator, laminate flooring, fitted wardrobes full length of the one wall.



Bathroom (5' 6" x 8' 5") or (1.68m x 2.56m)

UPVC double glazed obscured window to front aspect, textured ceiling, Part tiled walls and floor, Panel bath with shower over and shower screen, wash hand basin, low level WC, radiator.



Garden

Front - Beautiful front with wall boundary, steps leading to the main entrance and patio to front, side drive with access to the garage.

Rear- Wall Boundary, patio to rear of property and side with decorative stones and access to the drive from the gate, laid to lawn and deck seating area plus to the top of the garden a lovely seating area with Astroturf, beautiful garden with numerous entertaining areas.



Garage

Electric Door and pitch roof to the garage for extra storage, power and light.



Workshop

UPVC double glazed door and window, extended to the rear of the garage is a lovely workshop space with potential to be a home office also.

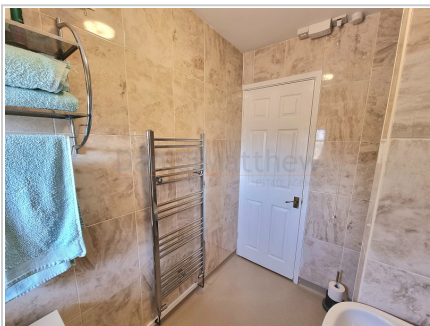
Services

Mains electricity, mains water, mains gas, mains drainage

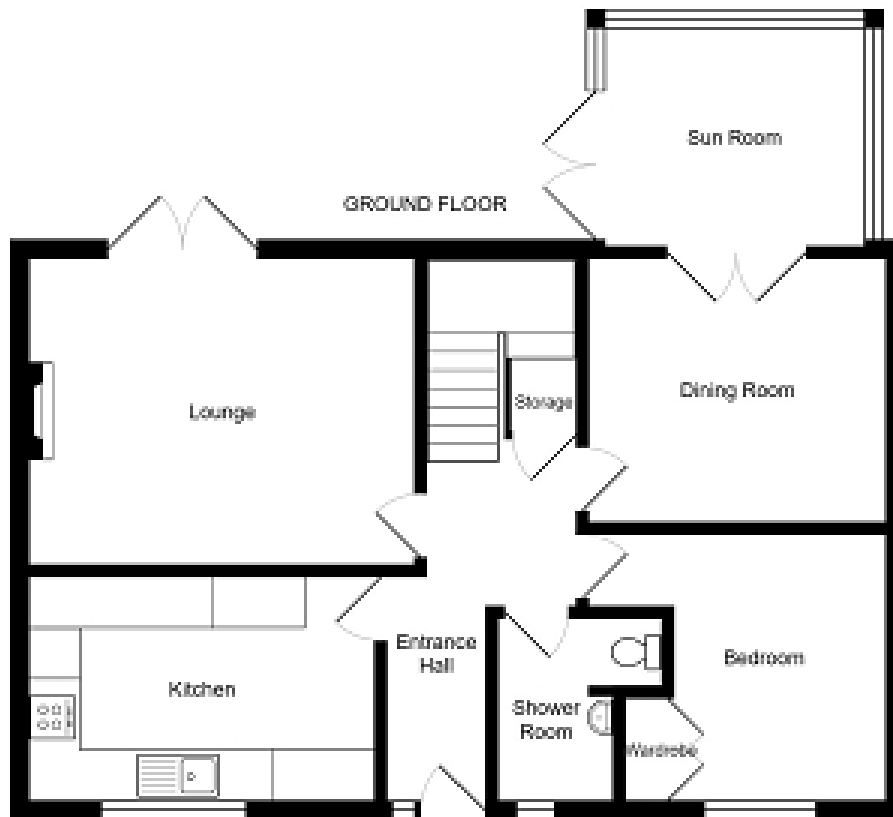
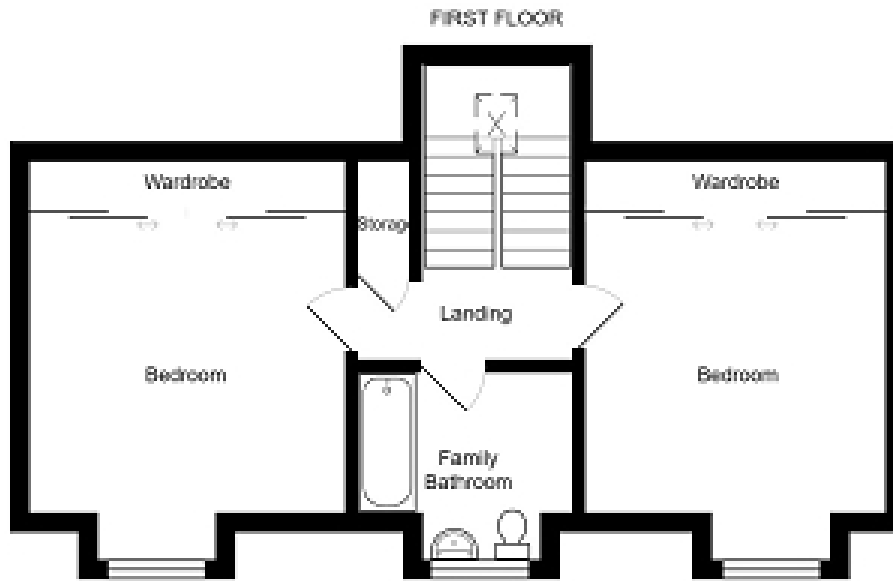
EPC Rating: C71

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.