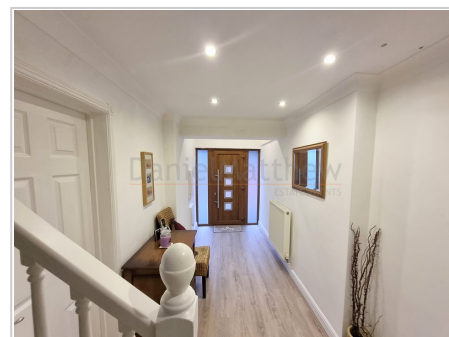


6 Raphael Avenue  
Brackla  
Bridgend County  
CF31 2AU

£340,000



- Four bedroom detached with open plan living space
- Master with en-suite
- Family Bathroom
- Utility room/cloakroom
- Open plan living/dining room/family room
- Integral Garage
- Parking for multiple vehicles
- Potential to extend to the side of the kitchen
- Property is set on a private access with only one other property
- "A Must to View Property"- Call on 01656750764

**Ref: PRA10339**

Viewing Instructions: Strictly By Appointment Only

## General Description

"Spacious Family living Area" Welcome to this stunning four-bedroom detached house located in the desirable area of Brackla, Bridgend. This beautifully presented property offers a spacious living/dining/family space, kitchen/diner and utility room to the ground floor.

The first floor of the property accommodates four bedrooms. The master bedroom features its own en-suite bathroom, offering privacy and convenience, three further bedrooms and family bathroom. This is a generous plot with potential to the side of the kitchen to extend, there is a generous amount of parking to the front as this plot is set in the corner and is on a private driveway with only one other property, the rear garden has hard stand area and laid to lawn.

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## Accommodation

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### Entrance Hallway (17' 1" x 5' 8") or (5.20m x 1.73m)

Enter via UPVC double glazed door into spacious hallway, which leads to the cloakroom/utility room, kitchen and spacious family room, plain walls, plain ceiling, laminate flooring, radiator and access to first floor rooms.



### Open Plan Lounge/Diner (23' 7" x 24' 1") or (7.20m x 7.35m)

This spacious open plan area has lovely natural light from the rear aspect windows, it is a modern and bright space which has a media wall with feature electric fire, there are speakers built in and the wires are installed for further surround to be installed, there is an area for dining with patio doors leading to the garden, there is a spacious multi purpose living space with plain walls, plain ceilings and laminate flooring and radiators, there is a new tile roof on the conservatory which has now been incorporated into the family space.



### Kitchen/ Diner (18' 11" x 8' 2") or (5.76m x 2.49m)

UPVC double glazed window to front aspect and side UPVC door, range of wall and base units and complimentary worktops, tile splashback and plain walls, stainless steel sink and mixer tap, gas hob and electric oven and extractor over, built in fridge freezer and space for washing machine and space for tumble dryer, tile flooring, plain walls and radiator, to the side aspect of the kitchen there is hard standing with the potential of opening up the kitchen area (There are blocks and tiles for the roof to be left if anyone is looking for a project).



### Utility Room/Cloakroom (8' 5" x 7' 0") or (2.56m x 2.13m)

UPVC double glazed obscure window to side aspect, range of wall and base units and stainless steel sink with mixer tap, additional integrated fridge freezer and low level wc, vinyl flooring, plain walls, plain ceiling and radiator.

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## Landing

UPVC double glazed window to side aspect, plain walls, carpet flooring, textured ceiling, attic hatch, storage cupboard and access to all first floor rooms.



## Master Bedroom (12' 4" x 10' 2") or (3.76m x 3.10m)

Spacious master bedroom with double fitted wardrobes, plain walls, plain ceiling, carpet flooring and UPVC double glazed window to rear aspect and access to the spacious en-suite.



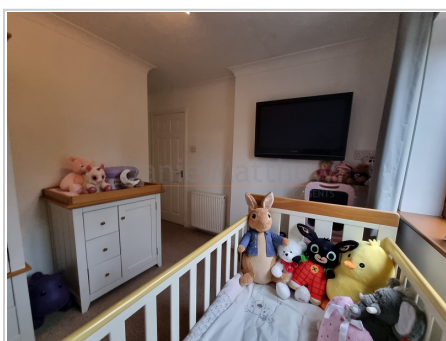
## En Suite (8' 11" x 5' 5") or (2.71m x 1.66m)

Spacious en-suite with a three piece suite comprising a shower enclosure with thermostatic shower, low level WC, vanity wash hand basin, towel radiator, vinyl flooring, plain wall and tile walls and plain ceiling.



## Bedroom Two (10' 2" x 9' 5") or (3.10m x 2.87m)

Second bedroom with double fitted wardrobes, plain walls, plain ceiling, carpet flooring and UPVC double glazed window to rear aspect.



## Bedroom Three (11' 5" x 8' 11") or (3.49m x 2.73m)

Bedroom three has plain walls, plain ceiling, carpet flooring and UPVC double glazed window to front aspect.

## Bedroom Four (8' 6" x 8' 4") or (2.60m x 2.53m)

Bedroom three has plain walls, plain ceiling, carpet flooring and UPVC double glazed window to front aspect.



## Bathroom (8' 6" x 6' 3") or (2.60m x 1.90m)

Velux window to front aspect of this beautifully presented three piece bathroom comprises panel bath with shower over and glass retractable screen, low level wc and pedestal wash hand basin, this bathroom has fully tiled walls, plain ceiling, vinyl flooring, towel radiator.

## Garage

Integral garage with up and over door, power and light.

## Garden

Front - Generous drive which can accommodate multiple cars, grassed and tree area opposite the property is part of this generous plot.

Rear- Fence and wall boundary, hard stand area prepared for a patio and laid to lawn.

## Services

Mains electricity, mains water, mains gas, mains drainage

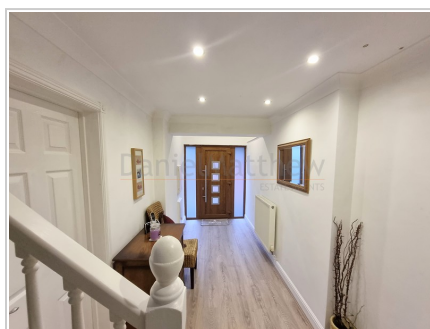
EPC Rating: C71

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band Not Specified





*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.*