

99 Tremains Court
Brackla
Bridgend County
CF31 2SS

£389,950



- Four Bedroom Detached Family Home
- Two Reception Rooms
- Cloakroom
- Utility Area
- Ensuite To Master Bedroom
- Garden To Front and Rear
- Double Garage
- Close To Amenities
- Good Transport Links
- Call To Arrange a Viewing 01656 750764

Ref: PRA10447

Viewing Instructions: Strictly By Appointment Only



General Description

Daniel Matthew Estate Agents are delighted to offer to the market this beautifully presented four bedroom detached property located in Tremains Court, Brackla. Situated in a quiet cul-de-sac on a lovely plot with benefits driveway and gardens to front, rear. Property comprises good size lounge with doors leading into a lovely dining room, kitchen/diner, utility, cloakroom. To the first floor four bedrooms with master benefiting en-suite and family bathroom. Laid to lawn gardens, this property also offers parking for vehicles side by side and integral double garage. Within walking distance of Brackla's amenities and the Bridgend town centre. Close to junction 36 of the M4 motorway. Viewing highly recommended, call today to arrange an appointment 01656 750764.

Accommodation



Entrance

Enter via UPVC double glazed door with obscured panels to hallway, textured ceiling, plain walls, tiled flooring, radiator, door leading to all ground floor rooms and stairs to first floor.

Cloakroom/w.c

UPVC double glazed obscured window to front aspect, low level WC, wall mounted wash hand basin with tiled splashback, textured ceiling, plain walls, radiator.



Lounge (18' 9" x 11' 4") or (5.72m x 3.45m)

Enter via double doors into the lounge, UPVC double glazed window to front aspect, and two further separate side aspect windows, textured ceiling, plain walls, carpet flooring, radiator, surround and hearth, double doors then leading to the dining room .



Dining Room (14' 4" x 10' 8") or (4.38m x 3.24m)

UPVC patio doors to rear aspect opening out to patio area, textured ceiling, plain walls, carpet flooring, radiator, door to kitchen.



Kitchen (14' 5" x 10' 8") or (4.40m x 3.24m)

UPVC double glazed window to rear aspect. Matching wall and base units with complementary work surface, sink and drainer and mixer tap, integrated hob and double ovens with two extractors over, tile flooring, radiator, door leading to utility room.



Utility Room (7' 7" x 4' 8") or (2.32m x 1.41m)

UPVC double glazed door to side aspect and rear window, textured ceiling, plain walls, tile floor, wall and base storage unit and sink, Boiler, plumbing for washing machine, space for tumble dryer, radiator.

Landing

UPVC double glazed window to front aspect, textured ceiling plain walls, carpet flooring, doors leading to all first floor rooms, airing cupboard, access to loft.



Master Bedroom (12' 5" x 9' 7") or (3.78m x 2.92m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, fitted wardrobes, radiator, carpet flooring and door leading to en-suite.



En Suite

UPVC double glazed obscured window to side aspect. Three piece suite in white comprising low level WC, wash hand basin, shower cubicle, towel radiator, tiled floor and full tile walls.



Bedroom Two (10' 8" x 8' 9") or (3.26m x 2.67m)

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



Bedroom Three (12' 1" x 7' 6") or (3.68m x 2.29m)

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



Bedroom Four (8' 8" x 6' 2") or (2.65m x 1.88m)

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



Bathroom

UPVC obscure double glazed window to rear aspect, textured ceiling, tiled walls, panel bath, low level WC, wash hand basin, towel radiator, laminate flooring.



Outside

Front Garden - Parking for multiple vehicles, front laid to lawn with side access to rear garden.

Rear Garden - Fence boundary, patio, shrubs and plants, laid to lawn, access to rear of double garage and side gate access both side of the house.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Length of lease: .

Ground Rent

Service Charge

Council Tax

Band Not Specified

Deposit: £0.00



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.