

2 Heol Glyndwr
Brackla
Bridgend County
CF31 2EB

£389,950



- Four Bedroom Family Home
- Detached
- Impressive Kitchen/Diner
- Two Reception Rooms
- Ensuite To Master
- Study
- Part Converted Garage
- Off Road Parking
- Garden To Rear
- Viewings Highly Recommended

Ref: PRA10556

Viewing Instructions: Strictly By Appointment Only



General Description

* Impressive Four Bedroom Family Home * Daniel Matthew are pleased to offer for sale this well presented four bedroom family home. Comprising cloakroom, lounge, open plan kitchen/diner, utility room, study. To the first floor four bedrooms with ensuite to Master bedroom and family bathroom. Further benefits part converted garage with storage area to front, off road parking, rear garden. Viewings are highly recommended on this property, call our team to arrange an appointment 01656 750764.

Accommodation

Entrance

Enter via composite door to hallway, comprising plain ceiling, plain walls, laminate flooring, radiator, stairs to first floor, doors leading to all ground floor rooms.



Lounge (10' 06" x 14' 01") or (3.20m x 4.29m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, carpet flooring, radiator, feature mantle and hearth.



Kitchen / Dining Room (17' 03" x 21' 0") or (5.26m x 6.40m)

Impressive kitchen/diner with feature lantern roof. UPVC double glazed window to rear aspect, French doors leading to rear garden. Matching wall and base units with complimentary work surface, ceramic sink/drainage, cooker point for range cooker, integrated fridge/freezer. Plain ceiling, plain walls with tiled splashback, laminate flooring, door to utility room.



Utility Room (9' 0" x 9' 08") or (2.74m x 2.95m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls. Matching wall and base units with complimentary work surface, laminate flooring, plumbing for washing machine, space for tumble dryer, door to study, UPVC double glazed door to side aspect.



Study (8' 06" x 10' 06") or (2.59m x 3.20m)

Plain ceiling, plain walls, laminate flooring, door to garage storage area.



Cloakroom/w.c

UPVC double glazed obscured window to front aspect, plain ceiling with tiled splashback, low level WC, wash hand basin, laminate flooring, radiator.

Landing

Textured ceiling, access to loft, plain walls, carpet flooring, doors leading to all first floor rooms.



Master Bedroom (8' 06" x 18' 08") or (2.59m x 5.69m)

UPVC double glazed window to front aspect, vaulted ceiling, plain walls, carpet flooring, fitted wardrobes, radiator, door to ensuite.



En Suite

UPVC double glazed obscured window to rear aspect, plain ceiling, tiled walls and floors, panelled bath with shower over, inset WC and wash hand basin, radiator.



Bedroom Two (10' 09" x 14' 02") or (3.28m x 4.32m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, carpet flooring, radiator, built in wardrobes.



Bedroom Three (11' 02" x 12' 04") or (3.40m x 3.76m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls, carpet flooring, radiator, built in wardrobe.



Bedroom Four (7' 09" x 7' 06") or (2.36m x 2.29m)

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



Bathroom

UPVC double glazed obscured window to rear aspect, plain ceiling, tiled walls and floor, low level WC, wash hand basin, panelled bath.



Outside

Front - Compressed concrete driveway, decorative gravel area, side access.

Rear - Patio area, raised laid to lawn area, fenced boundaries.

Services

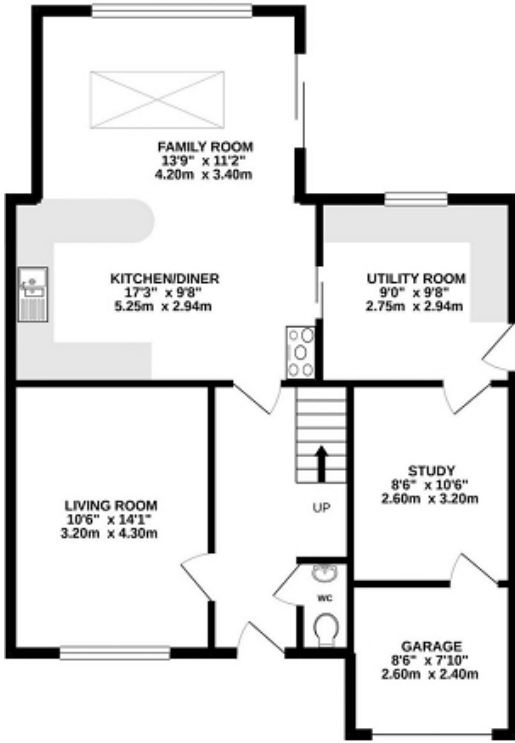
Mains electricity, mains water, mains gas, mains drainage

Tenure

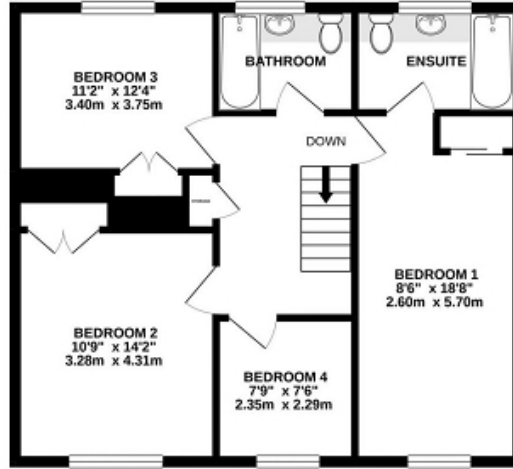
We are informed that the tenure is Freehold



GROUND FLOOR
798 sq.ft. (74.1 sq.m.) approx.



1ST FLOOR
614 sq.ft. (57.0 sq.m.) approx.



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.