

11 Briary Way
Brackla
Bridgend County
CF31 2PT

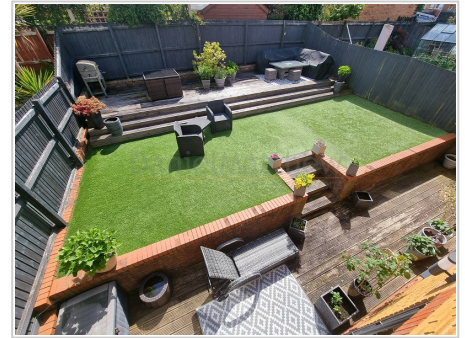
£375,000



- Four Bedroom Detached with three reception rooms
- Lounge
- Kitchen/Diner
- Reception Room
- Utility Room
- Claokroom
- Main bedroom with en-suite
- Three further double bedrooms
- Bathroom
- Beautifully landscaped garden

Ref: PRA10587

Viewing Instructions: Strictly By Appointment Only



General Description

*** BEAUTIFULLY PRESENTED, SOUGHT AFTER LOCATION OF BRACKLA AND *** Daniel Matthew are pleased to offer for sale this four bedroom detached property situated in a sought after location of Brackla. Comprising of entrance hall, three reception rooms, fitted kitchen plus utility room and cloakroom / WC. The first floor has four bedrooms, master with an ensuite to the master bedroom and family bathroom. Further benefits is a driveway to the front of the property. Landscaped rear garden with multiple entertaining areas. Easy access to the M4 motorway and walking distance the Triangle Shopping Centre. Viewing comes highly recommended, call 01656 750764.

Accommodation



Entrance Hallway

Enter via composite door into a light and airy hallway, plain walls, textured ceiling, laminate flooring, radiator, access to all ground floor rooms, inserters storage, access to cloakroom and staircase access.



Lounge (15' 2" x 11' 4") or (4.63m x 3.46m)

UPVC bay window to front aspect, feature fireplace, plain walls, textured ceiling, laminate flooring and radiator.



Reception Room (16' 3" x 8' 6") or (4.95m x 2.59m)

UPVC window to front aspect, raised storage, steps leading to the room, plain walls, plain ceiling, laminate flooring and radiator.



Kitchen/ Diner (16' 0" x 8' 6") or (4.88m x 2.58m)

Two UPVC window to rear aspect, Range of wall and base units with complimentary worktops, composite sink, centre storage island, gas hob with extractor over, double raised oven, plain walls, textured ceiling, laminate flooring and radiator.



Dining Room (10' 7" x 9' 8") or (3.22m x 2.95m)

Beautiful bi-fold doors to rear aspect, plain walls, textured ceiling, laminate flooring and radiator.



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

UPVC door to side aspect, base units with complimentary worktops, composite sink, boiler, fridge freezer, space for washing machine, plain walls, textured ceiling, laminate flooring and radiator.

Cloakroom/w.c

Plain walls, tile splash back, textured ceiling, laminate flooring, low leave WC and wash hand basin.

Landing



Bedroom One (15' 9" x 11' 3") or (4.81m x 3.43m)

UPVC window to front aspect, fitted storage, plain walls, textured ceiling, carpet flooring and radiator.



Bedroom Two (14' 5" x 9' 3") or (4.39m x 2.81m)

UPVC window to rear aspect, fitted storage, plain walls, textured ceiling, carpet flooring and radiator.



Bedroom Three (12' 6" x 8' 7") or (3.80m x 2.62m)

UPVC window to rear aspect, plain walls, textured ceiling, carpet flooring and radiator.



Bedroom Four (9' 3" x 9' 1") or (2.81m x 2.76m)

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



Bathroom (7' 0" x 5' 7") or (2.13m x 1.71m)

UPVC window to side aspect, three piece suite comprising panel bath with shower over and side glass screen low level WC, pedestal wash hand basin, plain walls and tile walls, textured ceiling, vinyl flooring and radiator.

En Suite (6' 7" x 6' 2") or (2.00m x 1.87m)

UPVC window to side aspect, three piece suite comprising shower cubicle, low level WC, pedestal wash hand basin, plain walls and tile walls, textured ceiling, vinyl flooring and radiator.



Outside

Front- Drive with steps leading to the front of the property and two side gates access.

Rear- Beautifully landscaped garden with fence boundary, laid to patio, steps leading to a laid to astroturf and steps leading to a third entertaining space of laid to deck, side access both sides.

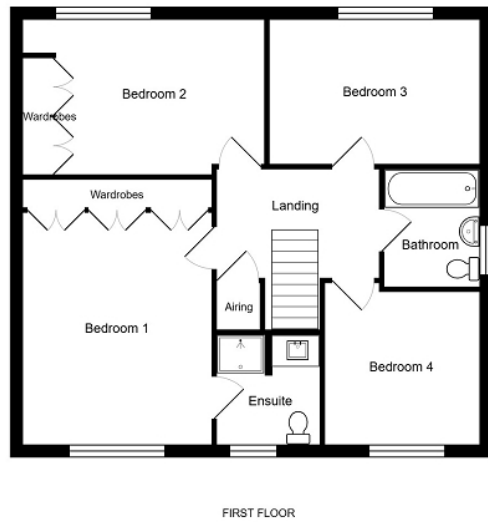
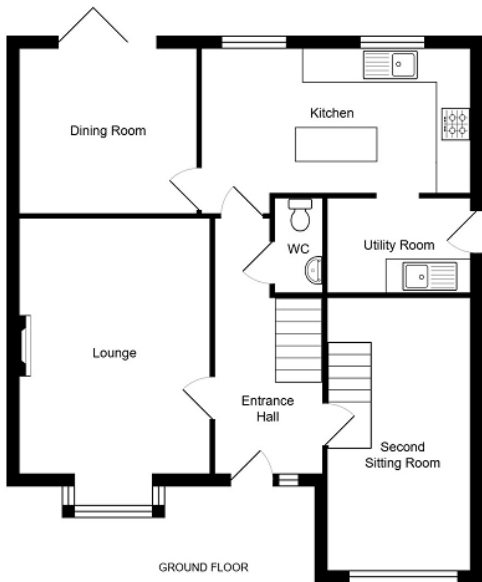
Services

Mains electricity, mains water, mains gas, mains drainage

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.