

10 Fox Hollows  
Brackla  
Bridgend County  
CF31 2NE

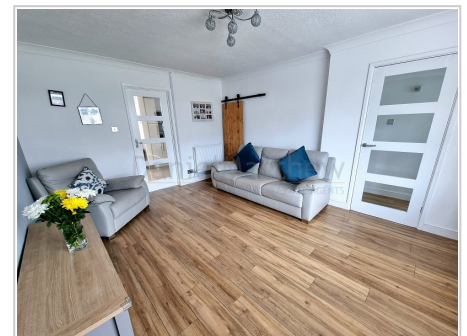
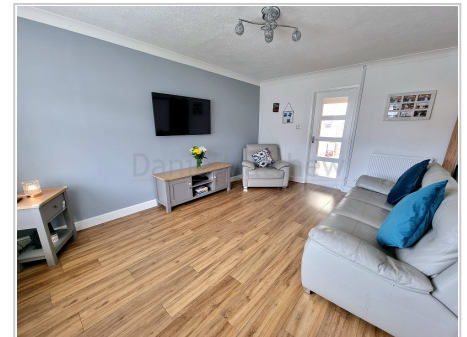
£224,995



- Semi-Detached Property
- Three Bedrooms
- Immaculate Throughout
- Conservatory
- Lounge & Kitchen/Dining Room
- Enclosed Rear Garden
- Driveway For Several Vehicles, Large Garage
- Close To Local Amenities & Schools
- Ideal Family Home
- Call To Arrange Your Viewing On 01446 502806

**Ref: PRA10634**

Viewing Instructions: Strictly By Appointment Only



## General Description

**\*\* WELL PRESENTED THREE BEDROOM SEMI DETACHED \*\*** Daniel Matthew Estate Agents are delighted to offer to the market this immaculate three bedroom semi detached property situated on the East side of Brackla. Within walking distance to local amenities, pubs and great school catchment. Property comprises to the ground floor, porch, hallway, lounge, kitchen/diner and conservatory. To the first floor three bedrooms and family bathroom. Further benefits are driveway for several vehicles, enclosed rear garden and large garage, Viewing are highly recommended to appreciate, please contact a member of our team on 01656 750764.

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## Accommodation

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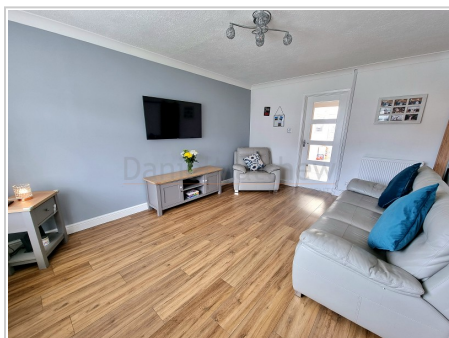
### Entrance Porch (3' 4" x 3' 0") or (1.01m x 0.91m)

Enter via UPVC double glazed door into porch, plain ceiling with spot lights, plain walls, tiled flooring, electric consumer unit, door leading into hallway.



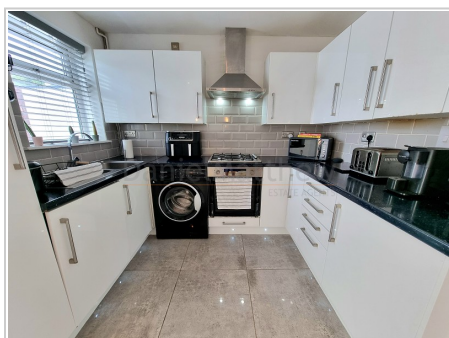
### Hallway

Textured ceiling and coving, plain walls, wood effect laminate flooring, staircase leading to first floor, door leading into Lounge.



### Lounge (14' 10" x 11' 7") or (4.53m x 3.52m)

UPVC double glazed bay window to front aspect, textured ceiling with coving, plain walls, wood effect laminate flooring, radiator, under stairs storage cupboard, door leading into Kitchen/Diner.



### Kitchen / Dining Room (14' 9" Max x 8' 10") or (4.49m Max x 2.70m)

UPVC double glazed window to rear aspect, opening into conservatory, plain ceiling with spot lights, plain walls, tiled flooring, tiled splashback, a range of matching wall and base units with complimentary worksurfaces, one and a half bowl stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob and extractor fan, plumbing for washing machine, space for fridge/freezer, breakfast bar area, radiator.

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### Conservatory (8' 9" x 7' 4") or (2.66m x 2.23m)

UPVC double glazed French doors leading to enclosed rear garden, plain walls, wood effect laminate flooring, radiator.

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### Landing

UPVC double glazed window to side aspect, textured ceiling, loft access, plain walls, fitted carpet, doors leading into;-

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### Bathroom (6' 2" x 5' 10") or (1.89m x 1.79m)

UPVC double glazed obscured window to rear aspect, plain ceiling with spot lights, tiled walls, vinyl flooring, three piece suite comprising low level WC and floating wash hand basin inset into vanity unit, panelled bath with electric overhead shower and mixer tap, chrome heated towel rail.

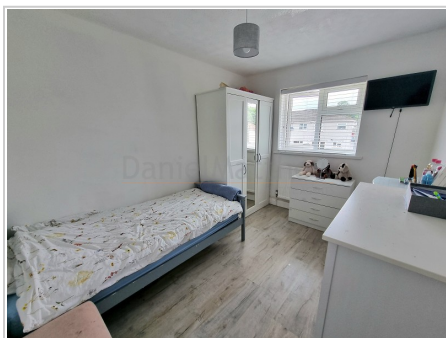
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### Bedroom One (13' 2" x 8' 5") or (4.02m x 2.56m)

UPVC double glazed window to front aspect, textured ceiling with coving, plain walls, wood effect laminate flooring, radiator.

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### Bedroom Two (10' 9" x 8' 5") or (3.28m x 2.57m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls, wood effect laminate flooring, radiator.

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## Bedroom Three (9' 10" Max x 6' 1" or (2.99m Max x 1.85m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, wood effect laminate flooring, radiator, storage cupboard.



## Outside

Front - large driveway for several vehicles, pathway to front door, laid to lawn area. Rear - Large patio area, low maintenance, decking area to rear garden, door leading into single garage with power and lighting, garage has remote shutter door.

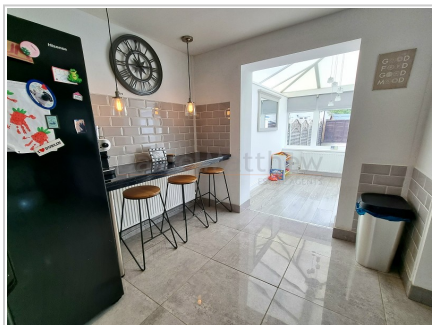
## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D67

## Council Tax

Band C





*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.*