



Highfields, Brackla, Bridgend, Bridgend County. CF31 2PD

£250,000



Daniel Matthew Estate Agents  
10 The Triangle, Brackla. Bridgend. CF31 2LL  
01656 750764

DanielMatthew  
ESTATE AGENTS



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Daniel Matthew are delighted to offer to the market this deceptively spacious extended three bedroom semi detached property, positioned on a corner plot within a cul-de-sac location. Property comprises to the ground floor, hallway, open plan lounge/diner, kitchen, two reception rooms, utility area and downstairs shower room. To the first floor three bedrooms and family bathroom. Further benefits are integral garage, driveway, an extremely larger than average side and rear garden. Within walking distance to great school catchment, local shops and amenities. Viewings are highly recommended.



## Hallway

Enter via a composite door with side glass panels into hallway, textured ceiling, plain walls with dado rail, wood effect laminate flooring, staircase leading to first floor, radiator, doors leading into:-

## Lounge/Diner (23' 7" Max x 10' 6" Max) or (7.20m Max x 3.20m Max)

UPVC double glazed bay window to front aspect, UPVC double glazed French doors leading into larger than average enclosed rear garden, plain ceilings with coving, plain walls, fitted carpet, two radiators, electric fireplace with surround.

## Kitchen (10' 8" x 8' 11") or (3.25m x 2.71m)

UPVC double glazed window to rear aspect, plastered ceiling, papered walls, tiled splashback, a range of matching wall and base units with complimentary work surfaces, one and a half bowl stainless steel sink with drainer and mixer tap, space for fridge/freezer and under counter fridge, extractor fan, large space for gas/electric cooker, door leading into:-

## Reception Room (11' 2" x 8' 5") or (3.40m x 2.57m)

UPVC double glazed door leading to larger than average rear garden, plain ceiling, papered walls, tiled flooring, step down into utility area, wall mounted boiler.

## Utility Area (9' 7" Max x 5' 9" Max) or (2.92m Max x 1.76m Max)

UPVC double glazed window to side aspect, plain ceiling and coving, papered walls, fitted carpet, base units with complimentary work surfaces, plumbing for washing machine, door leading into:-

## Shower Room (10' 9" x 8' 2" Max) or (3.28m x 2.50m Max)

UPVC double glazed obscured window to rear aspect, plain ceiling, partial plain and tiled walls, tiled flooring, three piece white suite comprising low level WC and floating wash hand basin inset into vanity unit, shower cubicle with mains overhead shower, chrome heated towel rail.

## Landing

UPVC double glazed window to side aspect, textured ceiling, loft access, papered walls with dado rail, fitted carpet, doors leading into:-

## Bedroom One (12' 0" Max x 10' 4") or (3.66m Max x 3.14m)

UPVC double glazed window to front aspect, textured ceiling and coving, papered walls, fitted carpet, built in wardrobes and dresser, radiator.

## Bedroom Two (10' 9" x 10' 8") or (3.27m x 3.24m)

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

## Bedroom Three (7' 6" x 7' 5" Max) or (2.28m x 2.27m Max)

UPVC double glazed window to side aspect, textured ceiling and coving, papered walls, wood effect laminate flooring, radiator, storage cupboard.

## Outside

Front - Driveway leading to integral garage, pathway to front door, stone chippings.

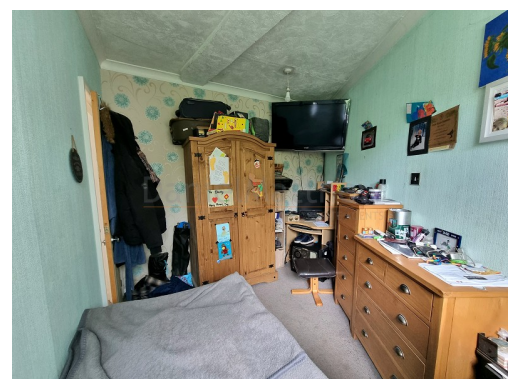
Rear Garden - fenced boundaries, mature shrubs and trees, a larger than average side and rear garden which mostly laid to lawn, rear garden is enclosed and not over looked.

## Services

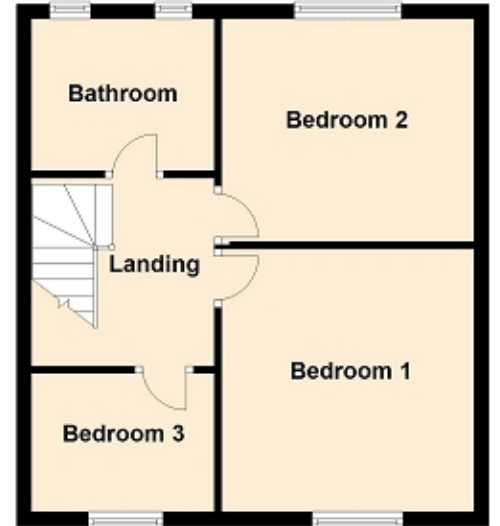
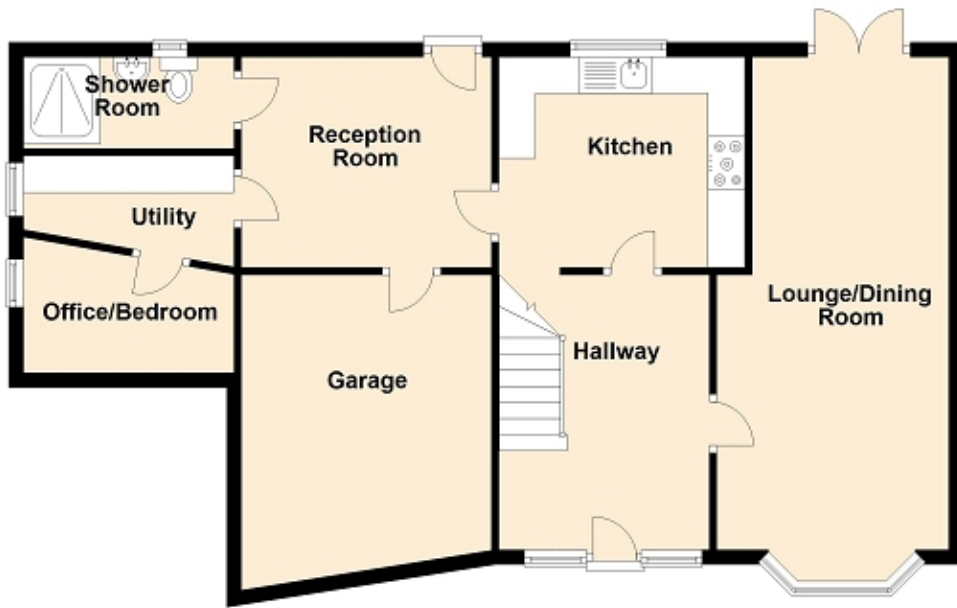
This property has the following services: Mains electricity, mains water, mains gas, mains drainage


## Tenure

The resale tenure for this property is Freehold







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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 01656 750764  
 info@danielmatthew.co.uk

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.