

17 Glasfryn
Brackla
Bridgend

CF31 2JN

£380,000



- DETACHED FAMILY HOME
 - FOUR DOUBLE BEDROOMS
 - THREE RECEPTION ROOMS
 - KITCHEN, UTILITY & CLOAKROOM
 - SOUTH FACING REAR GARDEN
 - DRIVEWAY AND INTEGRAL GARAGE
 - CUL-DE-SAC LOCATION
 - CLOSE TO LOCAL AMENITIES, SHOPS & SCHOOLS
 - IDEAL FAMILY HOME IN A GREAT LOCATION
 - VIEWING'S ARE HIGHLY RECOMMENDED, PLEASE CALL 01656 750764
- Ref: 18274159**

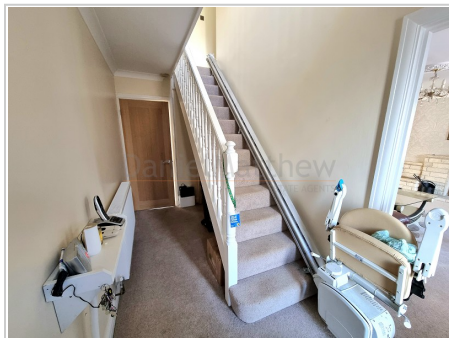
Viewing Instructions:



General Description

* EXECUTIVE DETACHED HOME, RARELY AVAILABLE * Daniel Matthew Estate Agents are pleased to offer for sale this four double bedroom detached property situated in a cul-de-sac location in Brackla. Property comprising hallway, three reception rooms, kitchen/breakfast room, utility room and cloakroom. To the first floor four double bedrooms with ensuite to main bedroom and family bathroom. Further benefits are off road parking, integral single garage, large south facing rear garden with beautiful views and front garden. property is close to local shops, great school catchment and amenities, close to M4 Corridor and good public transport links. To arrange a viewing please call our team on 01656 750764.

Accommodation



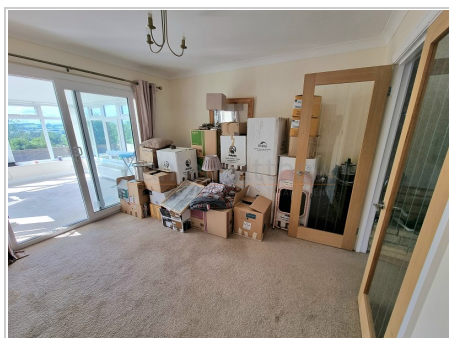
Hallway

Enter via UPVC double glazed door with side glazed panels into hallway, plain ceiling, coving, plain walls, fitted carpet, staircase leading to first floor, radiator, doors leading to ground floor rooms.



Lounge (16' 2" x 14' 10") or (4.93m x 4.53m)

UPVC double glazed bay window to front aspect, plain ceiling, coving, plain walls with one feature papered wall, fire place with brick surround, fitted carpet, radiator, double doors leading to dining room.



Dining Room (12' 2" x 10' 9") or (3.70m x 3.27m)

UPVC double glazed patio doors leading into conservatory, plain ceiling, coving, plain walls, fitted carpet, radiator, door leading to kitchen.



Sun Room (12' 11" x 10' 8") or (3.94m x 3.25m)

UPVC built conservatory with dwarf brick wall, fitted carpet, French doors leading to rear garden, radiator.



Kitchen (13' 5" x 12' 2") or (4.10m x 3.71m)

UPVC double glazed window to rear aspect. Contemporary kitchen with complimentary work surface and upstands. Integrated appliances include gas hob, oven, microwave, dishwasher and fridge/freezer, plain ceiling with spot lights, plain walls, inset stainless steel sink/drainers, tiled flooring, radiator, door leading to utility room.

Utility Room

UPVC double glazed door and window to rear aspect, base and larder units, stainless steel sink/drainers with mixer tap, plain walls with tiled splashback, tiled flooring, door to cloakroom.



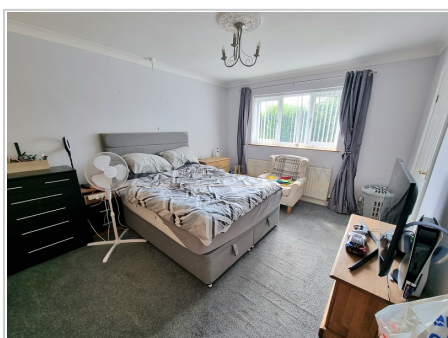
Cloakroom/w.c

UPVC double glazed obscured window to side aspect, plain ceiling, plain walls with tiled splash back, low level WC and floating wash hand basin inset into vanity unit, tiled flooring, heated towel rail.



Landing

UPVC double glazed obscured window to front aspect, plain ceiling, coving, access to loft, plain walls, fitted carpet, built in storage cupboards, doors leading to all first floor rooms.



Bedroom One (13' 2" Min x 11' 3") or (4.02m Min x 3.44m)

UPVC double glazed window to rear aspect, plain ceiling, coving, plain walls, fitted carpet, built in wardrobes, radiator, door leading into en-suite.



En Suite

UPVC double glazed obscured window to rear aspect, plain ceiling, panelled walls, vinyl flooring, low level WC, floating wash hand basin, mains over head shower, radiator.



Bedroom Two (14' 2" Min x 11' 4") or (4.32m Min x 3.46m)

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



Bedroom Three (12' 2" x 11' 2") or (3.71m x 3.41m)

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



Bedroom Four (11' 7" x 8' 6") or (3.54m x 2.60m)

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



Bathroom

UPVC double glazed obscured window to rear aspect, panelled ceiling, fully tiled floor and walls, panelled bath with main shower over, low level WC and wash hand basin inset into vanity unit, chrome heated towel rail.



Outside

Front - Brick boundary wall, decorative gravel and driveway leading to single garage.

Rear - Large patio area with glass balustrade banister, laid to lawn, brick and fenced boundaries.

Garage

Up and over door, power and lighting, wall mounted combi boiler.

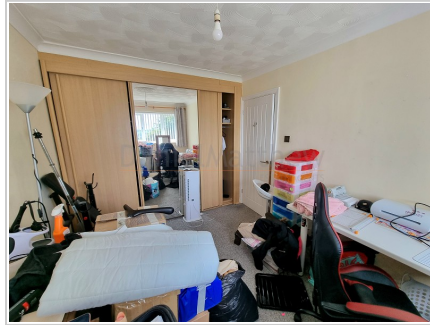
Services

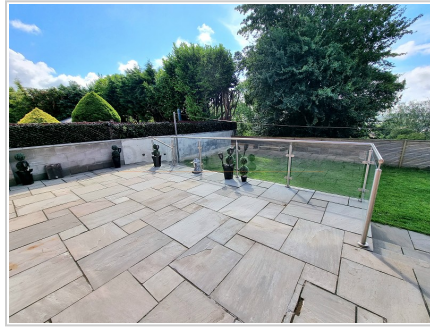
Mains water, mains drainage, mains electricity, mains gas

EPC Rating: D68

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.