

97 Tremains Court
Brackla
Bridgend
CF31 2SS

£355,000



- Four Bedroom Detached Family Home
- Viewing Highly Recommended
- Popular Location
- Lounge
- Kitchen
- Diner
- Conservatory
- Integral Garage
- Master with en-suite
- Garden front and back

Ref: 18191465

Viewing Instructions:



General Description

Daniel Matthew Estate Agents are delighted to offer to the market this beautifully presented four bedroom detached property located in Tremains Court, Brackla. Situated on a lovely plot with benefits driveway and gardens to front and rear. Property comprises lounge, kitchen/diner, cloakroom and Conservatory. To the first floor four bedrooms with master benefiting a en-suite and modern family bathroom. Well maintained gardens, this property also offers parking for vehicles side by side and integral double garage. Within walking distance of Brackla's amenities and the Bridgend town centre. Close to junction 36 of the M4 motorway. Viewing highly recommended, call today to arrange an appointment.

Accommodation



Entrance

Brand New Composite door to side aspect, textured ceiling, plain walls, radiator, laminate flooring, doors leading to cloakroom and ground floor rooms,

CLOAKROOM

UPVC obscure glazed window to front aspect, textured ceiling, plain walls, pedestal wash hand basin, low level WC, radiator, laminate flooring.



Lounge (16'3 x 13'3) or (4.95m x 4.04m)

UPVC double glazed picture window to front aspect, textured ceiling, coving, plain walls, radiator, laminate flooring, stairs to first floor, door to other ground floor rooms, feature fire.



Kitchen (12'3 x 12'2) or (3.73m x 3.71m)

UPVC double glazed window to rear aspect, UPVC obscure glazed door to side aspect, plain ceiling, spotlights, plain walls, range of wall and base units with complementary worktops and splashback, space for washing machine and tumble dryer, integrated dishwasher, gas hob, electric oven, stainless steel sink and drainer with mixer tap over, storage cupboard, tile flooring.



Diner (12'8 x 9'9) or (3.86m x 2.97m)

UPVC double glazed window to rear aspect opening into conservatory. Textured ceiling, coving, plain walls, carpet flooring, radiator.



Conservatory (18'6 x 15'9) or (5.64m x 4.80m)

UPVC double glazed conservatory with dwarf walls, UPVC double glazed door to side aspect, polycarbonate roof, radiator, tile flooring.



Landing

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



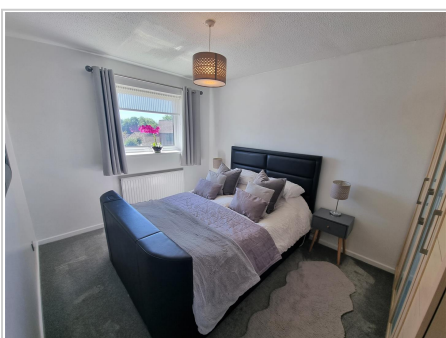
Master (9'9 x 9'6) or (2.97m x 2.90m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls with one feature paper wall, fitted wardrobe, radiator, carpet flooring, door leading to en suite.



En-suite

UPVC obscure glazed window to rear aspect, textured ceiling, tiled walls, corner shower cubicle with mains shower, low level WC, pedestal wash hand basin, vinyl flooring, heated towel rail.



Bedroom Two (9'x11'8) or (2.74mx3.56m)

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



Bedroom Three (13'0 x 8'2) or (3.96m x 2.49m)

UPVC double glazed window to side aspect, wooden velux window to front aspect, textured ceiling, plain walls, radiator, carpet flooring, storage to eaves.



Bedroom Four (6'73 x 8'8) or (1.83m x 2.64m))

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



Bathroom

UPVC obscure glazed window to rear aspect, textured ceiling, tiled walls three piece white suite comprising panel bath with over head shower, pedestal wash hand basin, low level WC, heated towel rail, vinyl flooring.



Outside

Single Garage - Electric roller roller. Power and lighting.

Front Garden - Block paving with driveway parking, decorative stone.

Rear Garden - Slab paved area on bottom tier, Top tier has astroturf, Walled and fenced boundaries.

Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating: D62

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.