

45 Badgers Mead
Brackla
Bridgend County
CF31 2PZ

£295,000



- Immaculate Three Bedroom Detached
- Open Plan Family Room / Kitchen / Diner
- Separate Lounge
- Cloakroom / WC
- High Specification Four Piece Bathroom Suite
- Driveway
- Good Size Rear Garden With Summer House / Office
- Short Distance to M4 Junction 36
- Walking Distance To Shops, Schools & Amenities
- A Must View !

Ref: PRA10845

Viewing Instructions: Strictly By Appointment Only



General Description

****PRESENTED AND UPGRADED TO AN IMMACULATE STANDARD*** Daniel Matthew Estate Agents are pleased to offer for sale this exceptional three bedroom detached property in Brackla. Comprising entrance hall, cloakroom/WC, open plan family room with high specification kitchen/diner and separate lounge. To the first floor there are three bedrooms and a modern four piece bathroom suite. The property offers generous size accommodation with driveway to front and private garden to rear with summer house / office. The property benefits from upgrades throughout. Close to transport links, junction 36 of the M4 and walking distance to shops and amenities. Viewing of this stunning family home is highly recommended to appreciate the upgrades. Call 01656 750764 to arrange a viewing.

Accommodation



Entrance Hallway

Enter via front door into a welcoming hallway. Skimmed walls and ceiling with a wall mounted vertical radiator. Ceramic tiled flooring and carpeted staircase off to first floor. Door leading to cloakroom/wc and a panelled glass door with side screens into family room.



Cloakroom/w.c (4' 9" x 2' 10") or (1.44m x 0.86m)

A two piece white suite, half tiled walls and skimmed ceiling with tiled floor. Radiator. Obscure UPVC double glazed window to front with blinds.



Impressive Kitchen/Diner (19' 10" x 18' 4") or (6.05m x 5.58m)

An open plan family room which incorporates the kitchen and dining room with skimmed ceiling with inset down lights and ceramic tiled floor with under floor heating. Bifold doors out onto the rear garden and UPVC double glazed window to the side elevation. The kitchen area is fully fitted which includes a range of wall and base units to include inset draws, wine rack, coordinating work surfaces and a double sink unit with mixer taps. Integrated dishwasher, fridge and freezer and Range cooker which has a five ring gas hob and extractor over. Tiling to splash back areas. Cupboard housing the Worcester boiler. Pantry cupboard. Door leading to lounge. The family area has room for a table and chairs and provision for

a wall mounted TV.



Lounge (15' 10" x 8' 0") or (4.83m x 2.44m)

Situated to the front of the property with UPVC double glazed window with blinds to remain. Skimmed ceiling and walls with decorative panelling. Vertical radiator. Fitted carpets.



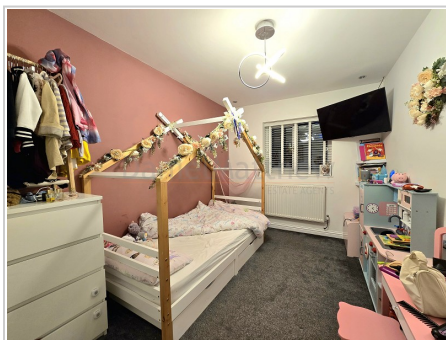
Landing

Skimmed ceiling with down lights and access to the loft. Fitted carpets. Doors leading to all first floor rooms. Storage cupboard.



Bedroom One (11' 6" x 10' 2") or (3.51m x 3.09m)

Situated to the rear with UPVC double glazed window with blinds and radiator under. Skimmed walls and ceiling. Fitted carpets. Built in mirror fronted wardrobes.



Bedroom Two (11' 6" x 8' 2") or (3.51m x 2.49m)

Situated to the rear with UPVC double glazed window with blinds and radiator under. Skimmed walls and ceiling. Fitted carpets.



Bedroom Three (9' 3" x 8' 6") or (2.82m x 2.58m)

Situated to the front with UPVC double glazed window with blinds and radiator under. Skimmed walls and ceiling. Fitted carpets. Storage cupboard.



Bathroom (12' 0" Max x 6' 0") or (3.67m Max x 1.84m)

A quality four piece bathroom suite in white which includes a sink built into a vanity unit, a free standing double edged bath, WC and walk in shower. Fully tiled to walls and floor with under floor heating. Mirror. Vertical radiator. UPVC obscure double glazed window with blinds.



Garden

A low maintenance enclosed rear garden which has a purpose built summer house / office.

The front is open plan with a driveway.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C71

Tenure

We are informed that the tenure is Freehold

Length of lease: .

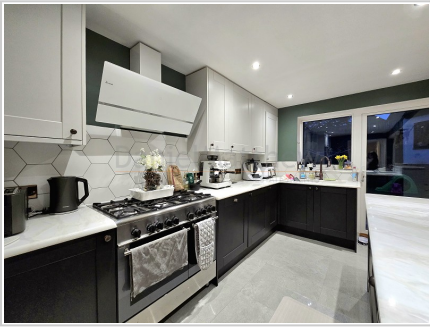
Ground Rent

Service Charge

Council Tax

Band D

Deposit: £0.00





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.