

66 Longacres  
Brackla  
Bridgend  
CF31 2DD

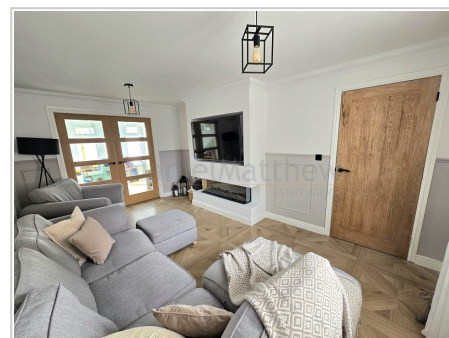
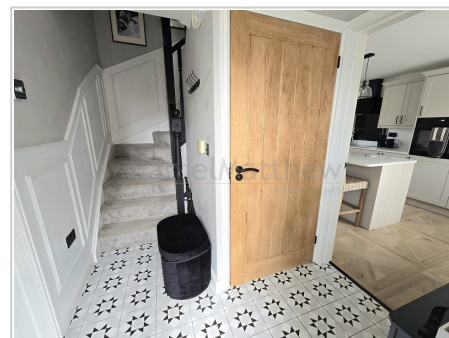
£310,000



- Detached Townhouse
- Four Bedrooms
- Cloakroom & Family Bathroom
- Recently Fitted Kitchen/Diner & Utility Room
- En suite To Main Bedroom
- Lounge With Media Wall
- Single Detached Garage & Driveway
- Good Sized Orangery
- IDEAL FAMILY HOME
- A Must View Property, Call Today On 01656 750764

**Ref: PRA10924**

**Viewing Instructions: Strictly By Appointment Only**

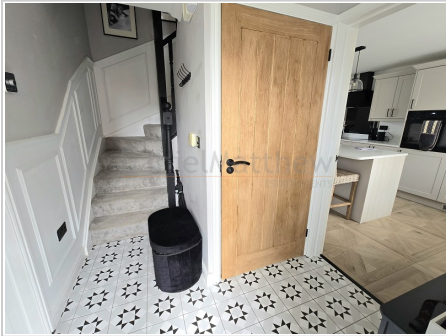


## General Description

**\*\* IDEAL FAMILY HOME, SPACIOUS FOUR BEDROOM DETACHED TOWNHOUSE \*\*** Daniel Matthew Estate Agents are delighted to offer to the market this beautifully presented four bedroom detached townhouse offering spacious accommodation throughout. Property comprises to the ground floor, hallway, cloakroom, lounge, orangery, recently fitted kitchen/diner and utility room. To the first floor, main bedroom with en-suite with a further double bedroom and family bathroom. To the second floor two double bedrooms. Further benefits are front and pleasant low maintenance rear garden with side gate access, single garage and driveway for two vehicles. Situated in the popular estate of Longacres, Brackla, which is within walking distance to The Triangle, GP Surgery, dentist and community centre, close to great school catchment and M4 Corridor at Junction 35 and 36, viewing's are highly recommended to appreciate the size, call today on 01656 750764.

---

## Accommodation



### Entrance Hallway

Enter via obscured composite door into welcoming entrance hallway, UPVC double glazed window to front aspect, plain ceiling with coving, plain walls with feature panelled wall, tiled flooring, radiator, staircase leading to first floor, doors leading into:-



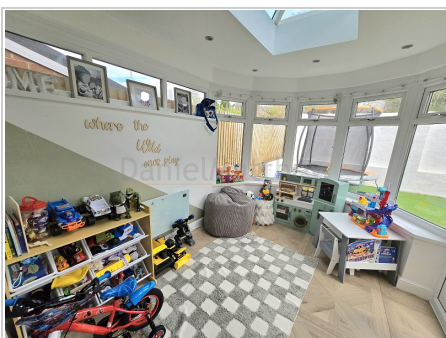
### Cloakroom/w.c

Plain ceiling, plain walls with one featured panelled wall, tiled flooring, two piece suite comprising low level WC and floating wash hand basin with mixer tap, radiator.



### Lounge (16' 3" x 9' 11") or (4.96m x 3.02m)

UPVC double glazed window to front aspect, plain ceiling with coving, plain walls with feature panelling, wood effect tiled flooring, recently fitted media wall, radiator, double doors leading into:-



### Orangery (11' 0" x 8' 7") or (3.35m x 2.62m)

Lantern roof, UPVC double glazed Patio doors leading to enclosed low maintenance rear garden, plain ceiling with spot lights, plain walls, wood effect laminate flooring, wall mounted electric heater.



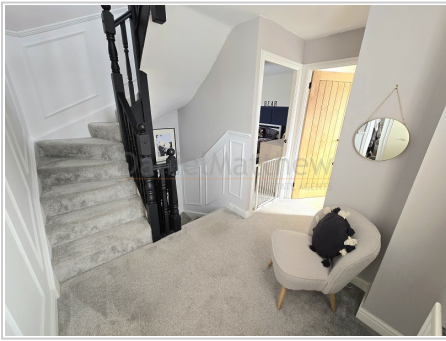
## Kitchen / Dining Room (16' 4" x 9' 6") or (4.97m x 2.90m)

Recently fitted kitchen/diner, Two UPVC double glazed windows to front and rear aspect, plain ceiling, plain walls, wood effect tiled flooring, a range of matching wall and base units with complimentary Quartz worksurfaces, composite sink with mixer tap, integrated fridge/freezer and dishwasher, single electric oven, four ring induction hob and extractor fan, large island with storage and space for four breakfast bar stools, door leading into;-



## Utility Room

Composite obscured door leading to rear garden, plain ceiling, plain walls, wood effect tiled flooring, a range of wall and base units with Quartz worksurfaces, wall mounted boiler, plumbing for washing machine, radiator.



## Landing

UPVC double glazed window to front aspect, plain ceiling, plain walls with feature panelled walls, fitted carpet, radiator, storage cupboard housing water tank, staircase leading to second floor, doors leading into;-



## Bedroom One (16' 4" x 10' 2") or (4.97m x 3.09m)

Two UPVC double glazed windows to front and rear aspect, plain ceiling, plain walls with feature panelled walls, fitted carpet, two built in fitted wardrobes, two radiators, door leading into En-Suite.



## En Suite

UPVC obscured window to rear aspect, plain ceiling and extractor fan, plain walls, tiled flooring, radiator, three piece suite comprising low level WC, floating wash hand basin and single shower cubicle with mains overhead shower and panelled splashback.



### Family Bathroom (7' 1" x 5' 6") or (2.15m x 1.67m)

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls, extractor fan, tiled flooring, tiled splashback, three piece suite comprising low level WC, floating wash hand basin and panelled bath with mixer tap and electric shower, radiator.



### Bedroom Two (10' 6" x 9' 10") or (3.21m x 2.99m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls with featured panelled wall, fitted carpet, radiator, built in double wardrobe.



### Second Landing

Velux window to front aspect, plain ceiling, plain walls, fitted carpet, radiator, doors leading into:-



### Bedroom Three (13' 9" x 10' 2") or (4.20m x 3.09m)

UPVC double glazed window to front aspect, velux window to rear aspect, plain ceiling with loft access, plain walls, fitted carpet, radiator.



### Bedroom Four (13' 9" x 9' 11") or (4.19m x 3.01m)

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



## Outside

Front - Steps leading up to porch area and front door, hedge boundaries, tarmac driveway for two vehicles leading to single garage.

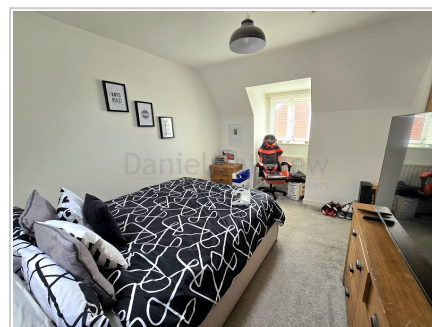
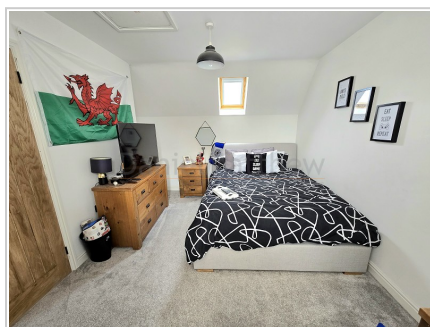
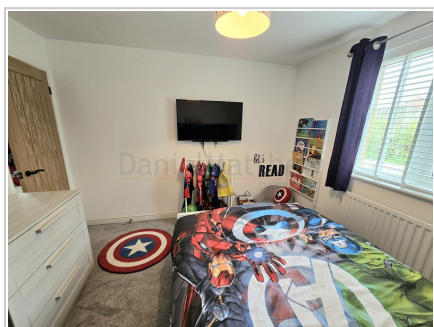
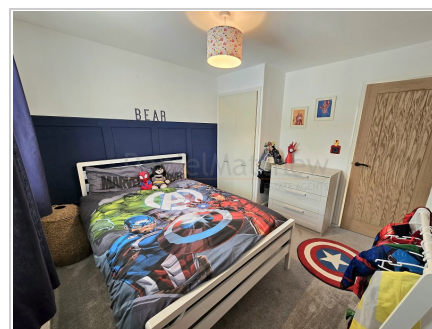
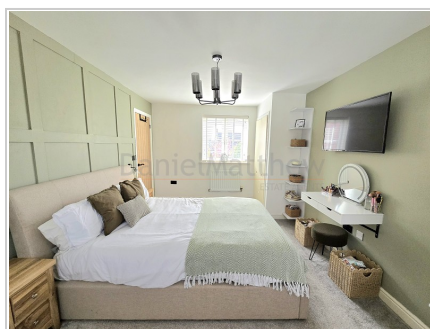
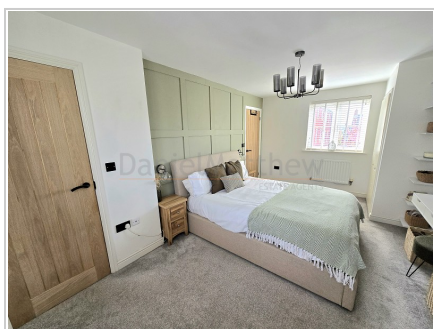
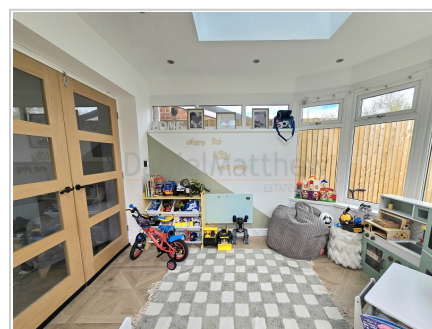
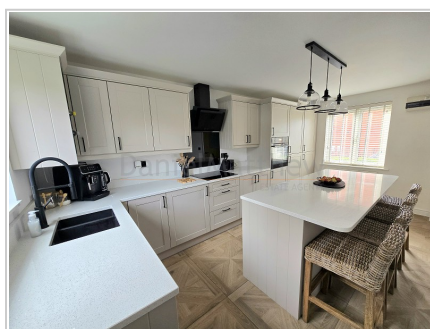
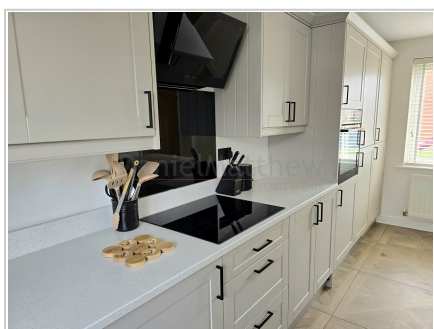
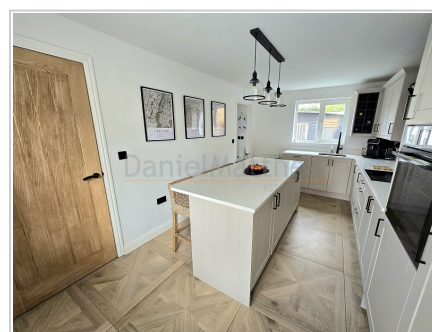
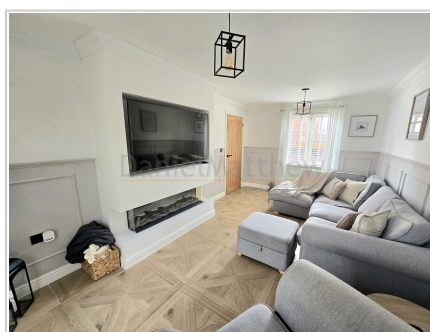
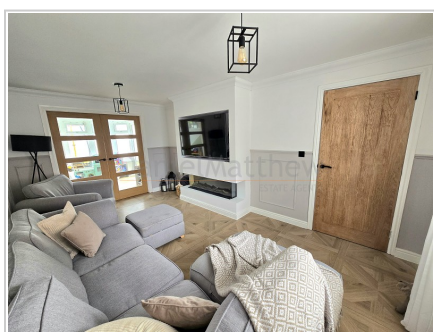
Rear - Fenced and Brick boundaries, extended to the rear, mostly artificial grass, low maintenance throughout, outbuilding with electrics and plumbing, side gate access to driveway.

## Services

Mains electricity, mains water, mains gas, mains drainage

## 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.*