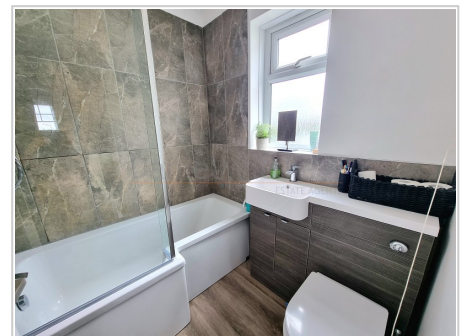


95 Highfields  
Brackla  
Bridgend  
CF31 2PD

£219,950



- Semi Detached Three Bedroom Home
- Lounge
- Kitchen / Diner
- Bathroom With Shower
- Driveway
- Landscaped Rear Garden
- Cul-De-Sac Location
- Ideal First Time Buyer Property



**Ref: PRA10670**

**Viewing Instructions: Strictly By Appointment Only**

## General Description

\*\*\*IDEAL FIRST TIME BUYER PURCHASE\*\*\* Daniel Matthew are pleased to present this three bedroom semi-detached property situated in quiet cul-de-sac location on a popular location in Brackla. This home benefits from off road parking and situated close to local amenities and excellent transport links. The property comprises of an entrance hallway, lounge, and kitchen/diner. The first floor has three bedrooms and family bathroom. The garden is fully enclosed and has been landscaped to a high standard. Viewing's are is highly recommended to appreciate this home. Call 01656 750764 to arrange a viewing.

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## Accommodation

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### Entrance Hallway

Enter via a UPVC front door into hallway. Artexed ceiling, skimmed walls and laminate flooring. Carpeted staircase off to first floor. Radiator. Control for central heating. Door leading into lounge.

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### Lounge (15' 0" x 11' 3") or (4.56m x 3.42m)

Situated to the front of the property with a UPVC double glazed window looking over front garden. Skimmed walls and ceiling with coving. Laminate flooring. Radiator.

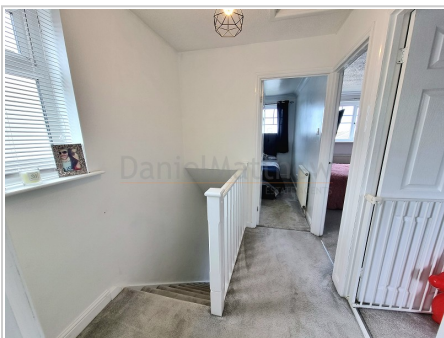
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### Kitchen/ Diner (14' 7" x 9' 6") or (4.44m x 2.90m)

Situated to the rear of the property a nicely presented kitchen / diner which includes a fully fitted kitchen with a range of wall and base units to include inset draws, coordinating work surfaces and tiling to splash back areas. Stainless steel one and a half bowl sink with drainer and mixer taps. Integrated electric oven with gas hob and canopy extractor over. Plumbing for automatic washing machine. Skimmed and coved ceiling. Ceramic tiled floors. UPVC double glazed window and french doors to rear garden. Radiator. Door to under stairs storage cupboard. Space for dining table and chairs.

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### Landing

Artexed ceiling with access to loft which benefits from a loft ladder and part boarded with light. UPVC double glazed window to side elevation. Fitted carpets. Doors leading to first floor rooms.

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### Bedroom One (13' 4" x 8' 2") or (4.06m x 2.50m)

Situated to the front of the property with a pleasant outlook, UPVC double glazed window and radiator under. Artexed and coved ceiling. Fitted carpets. Built in mirror fronted wardrobes.



### Bedroom Two (10' 9" x 8' 10") or (3.27m x 2.68m)

Situated to the rear of the property with a pleasant outlook over the garden, UPVC double glazed window and radiator under. Artexed and coved ceiling. Fitted carpets.



### Bedroom Three (10' 2" x 6' 0") or (3.11m x 1.84m)

Situated to the front of the property with a pleasant outlook, UPVC double glazed window and radiator under. Artexed and coved ceiling. Fitted carpets. Over stairs cupboard housing the combination boiler.



### Bathroom (6' 2" x 5' 5") or (1.87m x 1.66m)

A modern high specification bathroom suite in white which includes a panelled L shaped bath with shower and screen, vanity unit with WC and inset wash hand basin. Tiling to splash back areas. Heated towel rail. UPVC obscure double glazed window. Laminate flooring.



### Garden

The rear garden is tastefully landscaped and fully enclosed with access via a gate to the front. The garden benefits from a decked area with palisade fencing, decorative slate stones with artificial lawn area. Generous patio area. Outside tap. The front garden is turfed with decorative stones and open plan with path to front door. Driveway to the side. Gate to rear garden.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C74

# Tenure

We are informed that the tenure is Freehold

# Council Tax

Band C



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.