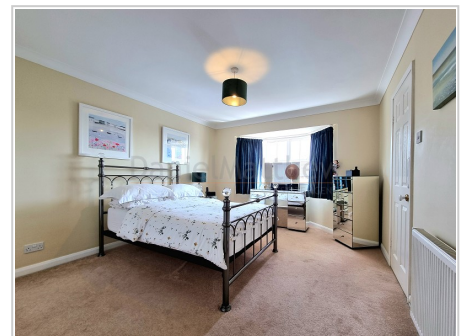


2 Kingfisher Close  
Brackla  
Bridgend  
Bridgend County  
CF31 2NY

£339,950



- A Well Presented Detached Home
- Four Bedroom With Ensuite To Master
- Lounge With Separate Dining Room
- Kitchen Plus Utility Room
- Cloakroom / WC
- Driveway to Integral Garage
- Beautiful Rear Garden
- Sought After Location Of Brackla Within A Cul De Sac
- Viewing Is Highly Recommended

Ref: PRA10555

Viewing Instructions: Strictly By Appointment Only

## General Description

\*\*\* BEAUTIFULLY PRESENTED, SOUGHT AFTER LOCATION OF BRACKLA AND WITHIN A CUL-DE-SAC\*\*\* Daniel Matthew are pleased to offer for sale this four bedroom detached property situated in a sought after location of Brackla. Comprising of entrance hall, two reception rooms, fitted kitchen plus utility room and cloakroom / WC. The first floor has four bedrooms with three of them being double rooms, an ensuite to the master bedroom and family bathroom. Further benefits is a driveway to the front of the property leading to an integral garage. The front garden is open plan and the rear is spacious and well presented with a large patio area and garden shed. Easy access to the M4 motorway and walking distance the Triangle Shopping Centre. Viewing comes highly recommended, call 01656 750764.

## Accommodation



### Entrance Hallway

Enter via front door with side window. Skimmed ceiling with coving. Carpeted staircase to first floor with handrail. Under stairs storage cupboard with fitted shelves. Central heating thermostat. Fitted carpets and radiator. Doors leading to ground floor rooms.



### Lounge (15' 11" x 11' 0") or (4.84m x 3.35m)

Situated to the front elevation with a walk in UPVC double glazed bay window. Skimmed walls and ceiling with coving. The focal point of the room being the fireplace with electric fire. Fitted carpets. Radiator. Double doors leading into the dining room.



### Dining Room (9' 10" x 9' 7") or (2.99m x 2.93m)

Situated to the rear of the property with French doors out onto the garden. Skimmed walls and ceiling with coving. Laminate flooring. Radiator. Door leading to the kitchen.



### Kitchen (9' 7" x 9' 6") or (2.93m x 2.90m)

A fully fitted kitchen finished in beech which includes a range of wall and base units to include inset draws, coordinating work surface 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 extractor over. Space for tall fridge freezer and plumbing for dishwasher. Skimmed ceiling with down lights. Tiled floor. Door to utility room.



### Utility Room (6' 7" x 4' 5") or (2.0m x 1.35m)

Wall and base units with work surface and tiling to splash back area. Skimmed and covered ceiling. Plumbing for washing machine and space for tumble dryer. Wall mounted boiler. Skimmed and covered ceiling with spot lights and extractor. Tiled floor. Door leading to cloakroom / wc and door to rear garden.



### Cloakroom/w.c (5' 0" x 2' 8") or (1.52m x 0.82m)

A two piece suite in white. Tiling to splash back. Skimmed and covered ceiling with spot lights. Extractor. Radiator. Tiled floor.



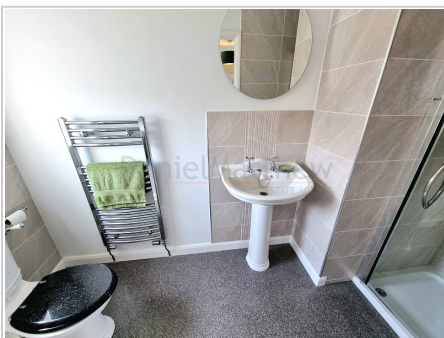
### Landing

Skimmed walls and ceiling with coving. Access to loft which is part boarded and has a ladder and light. Airing cupboard housing hot water cylinder and shelving.



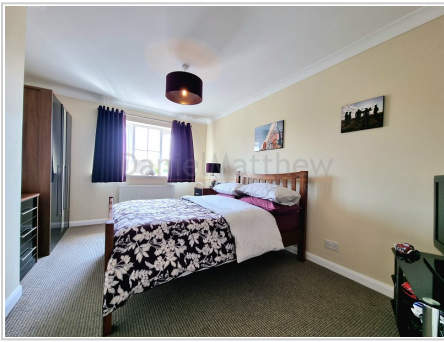
### Master Bedroom (15' 9" x 11' 1") or (4.81m x 3.39m)

Maximum measurements into bay window to the front elevation. A spacious room with a range of built-in wardrobes. Skimmed walls and ceiling with coving. Fitted carpets. Radiator.



### En Suite (10' 4" x 4' 0") or (3.14m x 1.23m)

A modern suite in white comprising a low level WC, pedestal wash hand basin and fully tiled shower cubicle with glazed shower door. Skimmed and covered ceiling with down lights. Extractor fan. Heated towel rail. Vinyl flooring. UPVC obscure glazed window to front.



### Bedroom Two (14' 6" x 10' 7") or (4.43m x 3.23m)

A double room to the front of the property with UPVC double glazed window with radiator under. Skimmed walls and ceiling with coving. Fitted carpets.



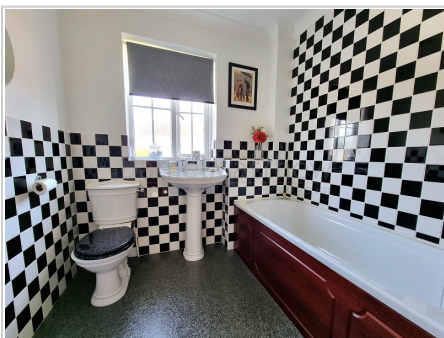
### Bedroom Three (11' 3" x 10' 9") or (3.42m x 3.27m)

A double room to the rear of the property with UPVC double glazed window with radiator under. Skimmed walls and ceiling with coving. Fitted carpets.



### Bedroom Four (11' 3" x 8' 1") or (3.42m x 2.47m)

A single room to the rear of the property with UPVC double glazed window with radiator under. Skimmed walls and ceiling with coving. Laminate flooring.



### Family Bathroom (6' 11" x 6' 2") or (2.10m x 1.88m)

A modern bathroom suite in white comprising a low level WC, pedestal wash hand basin and panelled bath with chrome hand shower. Walls part tiled. Vinyl flooring. Skimmed and coved ceiling. Extractor fan. Radiator. Frosted UPVC window with blind to the rear elevation.



### Garden

A fully enclosed beautifully presented large rear garden. Generous patio area. The rest is laid to lawn with some mature shrubs and bushes. Garden shed to remain. Access via the side to the front.

## Services

Mains electricity, mains water, mains gas, mains drainage

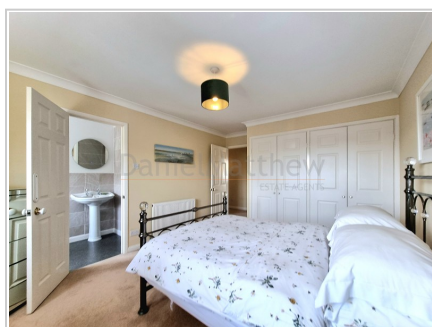
EPC Rating: D67

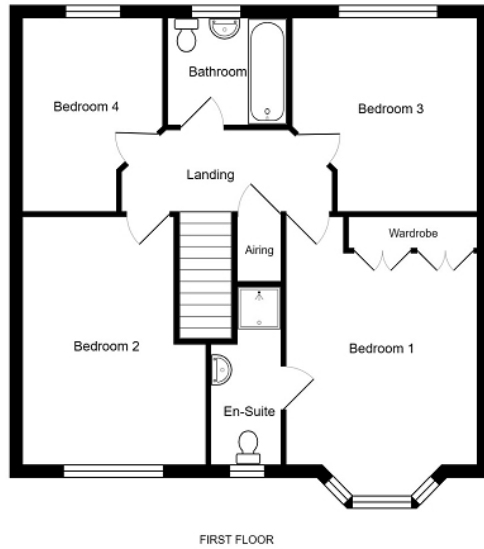
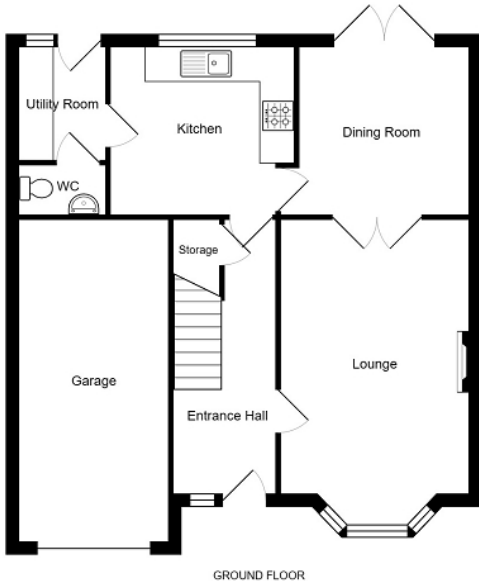
# Tenure

We are informed that the tenure is Freehold

# Council Tax

Band E





*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.*