



53 Badgers Mead, Brackla

Bridgend

£285,000



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Brackla, Bridgend

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: TBC

- An immaculately presented three/four bedroom detached family home
- Nestled within a quiet residential cul-de-sac of the periphery of Brackla
- Occupying a generous plot benefitting from front, side and rear gardens
- Spacious ground floor accommodation to include hallway, cloakroom, lounge, dining room/option for a fourth bedroom and kitchen/breakfast room
- Contemporary fitted kitchen and bathroom
- Private en-suite shower room to the second reception room/dining room
- Two spacious double bedrooms, both benefitting from built in wardrobe storage and a larger than average single bedroom
- A beautifully presented enclosed rear garden, with side access to offer additional off road parking
- Driveway off road parking for three/four vehicles
- Located within walking distance to local Primary and Secondary schools
- Offering convenient commuter access to Jct 36 of the M4
- Close to local amenities such as play parks, Brackla Triangle shopping precinct and the Princess of Wales hospital





Hallway

The property is entered via a modern composite and glazed panel door into the light and inviting entrance hallway, laid to engineered laminate wood flooring and benefitting from recessed spotlights.

Lounge

15' 1" x 14' 9" (4.59m x 4.49m)

The spacious lounge features a continuation of the engineered laminate wood flooring as the hallway and widens to the rear to benefit from a useful open understair recess alcove space. There is a large UPVC double glazed window to the front, enjoying views of a manicured shrub garden and a doorway to the rear giving access to the kitchen/breakfast room.

Kitchen/Breakfast Room

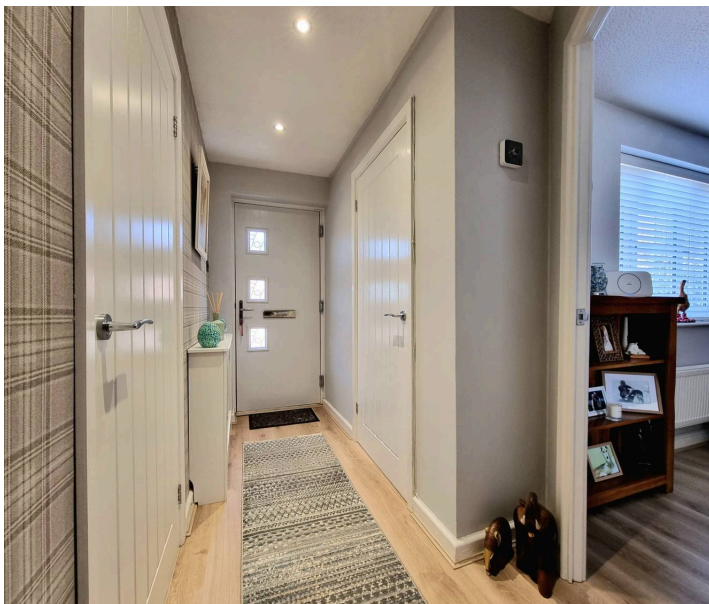
10' 0" x 14' 6" (3.05m x 4.43m)

The bright and airy kitchen/breakfast room features UPVC double glazed patio doors off the dining area, flooding the space with natural light. The well appointed kitchen has been fitted with classic shaker style base, wall, larder and display units throughout, complimented by a wood effect worksurface over. The area benefits from contemporary textured splashback tiling, recessed spotlights, space for two appliances plus a fridge/freezer, space for a large stove style cooker, a ceramic sink unit positioned below a UPVC double glazed window and tile effect click laminate flooring.

Dining Room/Fourth bedroom

15' 11" x 8' 2" (4.85m x 2.48m)

Previously an adjoining single garage, the dining room now lends itself to be a versatile space to accommodate growing families. The room has been fully converted to offer insulation, engineered laminate wood flooring, recessed spotlights, a large UPVC double glazed window to the front and UPVC double glazed patio doors to the rear. The room further benefits from a en-suite shower room.



Shower Room

The shower room has been fitted solely with a generous shower cubicle, featuring a glazed shower screen and a mains powered shower. The walls are fully water tight and there are recessed spotlights and a built in extractor fan.

Bedroom One

11' 11" x 7' 11" (3.62m x 2.41m)

Bedroom one is located to the rear of the property, with a UPVC double glazed window providing light and views over the landscaped garden. The room benefits from a built in double wardrobe for storage and laminate wood flooring.

Bedroom Two

11' 2" x 8' 4" (3.40m x 2.55m)

The second bedroom is another generous sized double bedroom. The room benefits from laminate wood flooring, a UPVC double glazed window to the front and built in wardrobe storage.

Bedroom Three

8' 9" x 6' 3" (2.67m x 1.91m)

A larger than average single bedroom benefitting from laminate wood flooring and a UPVC double glazed window to the rear, enjoying the same views as Bedroom one.

Bathroom

5' 5" x 6' 0" (1.66m x 1.84m)

The contemporary and stylish bathroom has been fitted with a white three piece suite comprising; P-shaped panel bath with a luxury over bath rainfall shower, vanity wash hand basin with cupboard storage below and a low level WC.

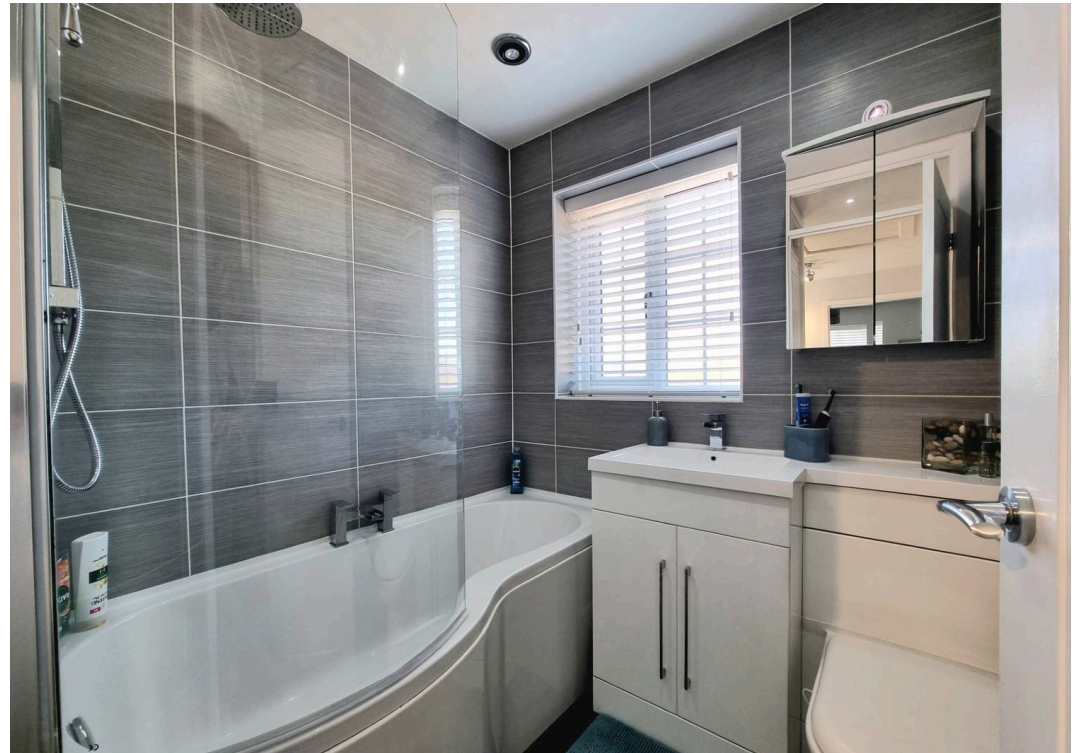
Externally

The property occupies a generous sized plot, with the front aspect enjoying a low maintenance garden area, driveway off road parking for three/four vehicles and a manicured grass verge with a planted willow tree. The beautifully enclosed side and rear gardens boast various entertainment spaces. A large section of the garden is mainly laid to lawn and the garden benefits from a modern summer house.

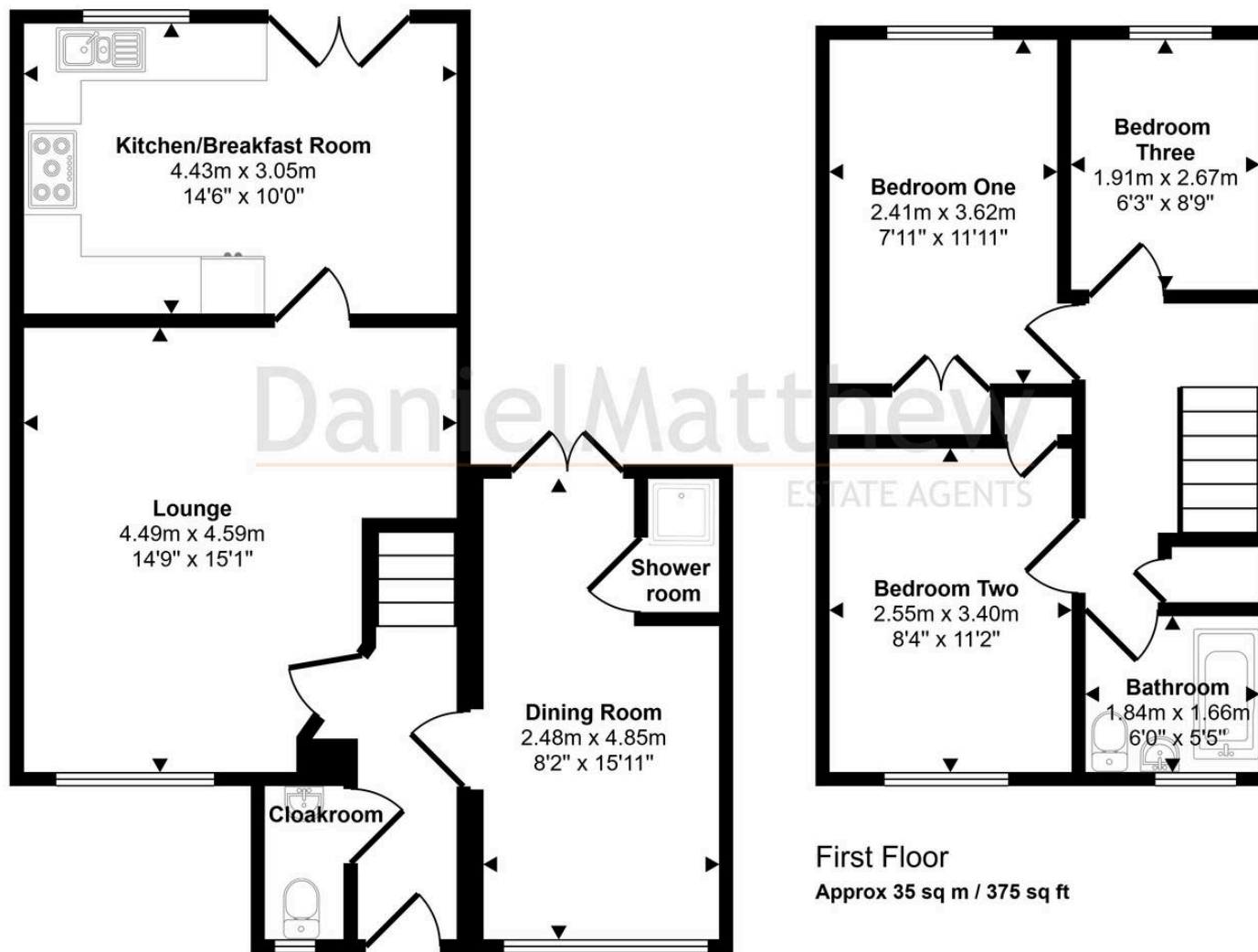
DRIVEWAY

3 Parking Spaces





Approx Gross Internal Area
87 sq m / 935 sq ft



Ground Floor
Approx 52 sq m / 560 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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