

12 Ger-y-Sedd, Brackla

£350,000 Freehold

Detached Property Situated On A Corner Plot • Four Bedrooms • Cloakroom, Family Bathroom & En-Suite • Three Reception Rooms • Modern Kitchen & Utility Room • Driveway With EV Charge, Integral Single Garage & Solar Panels • No Ongoing Chain, Ideal Family Home • Wrap Around Garden, Situated In A Cul-De-Sac Location • Easy Access To J36 Of The M4 Corridor, Ideal For Commuters • Close To Local Amenities, Great School Catchment & Bridgend Town Centre

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ESTATE AGENTS



Spacious four bed detached on corner plot with three receptions, modern kitchen, garage, EV charger, wraparound garden. No chain. Sought-after Brackla cul-de-sac near schools and M4.

Council Tax band: F

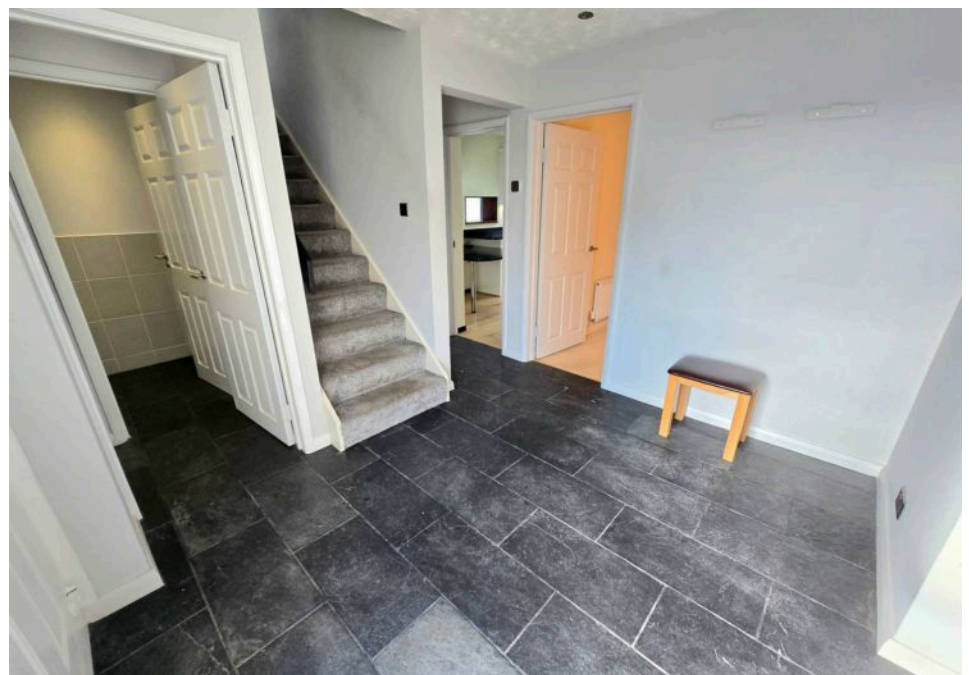
Tenure: Freehold

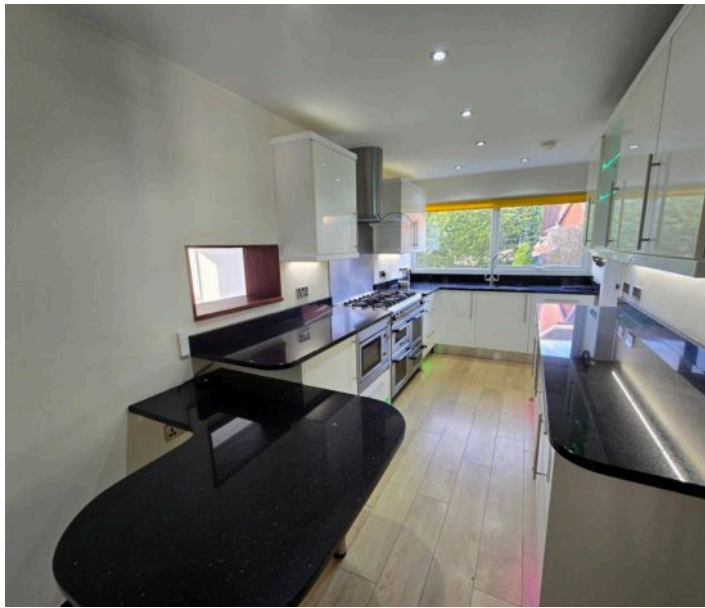
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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- › Close To Local Amenities, Great





Hallway

Enter via composite door, with obscured side glass panel, textured ceiling with spot lights, plastered walls, tiled flooring, grey column radiator, staircase leading to first floor with fitted carpet, doors leading into Cloakroom, garage and kitchen, stairs leading down into Lounge area.

Inner Hallway

Textured ceiling with spot lights, plastered walls, tiled flooring, door leading into Cloakroom.

Cloakroom/WC

Textured ceiling with spot lights, partially plain and tiled walls, tiled flooring, two piece suite comprising low level WC and pedestal wash hand basin, radiator.

Study/Playroom/Reception Room Three

11' 4" x 7' 9" (3.46m x 2.37m)

UPVC double glazed window to side aspect, textured ceiling, plastered walls, fitted carpet, radiator. An ideal versatile room which can be used as a home office/playroom.

Kitchen

15' 11" x 7' 3" (4.86m x 2.20m)

UPVC double glazed window to rear aspect, plastered ceiling with spot lights, plastered walls, laminate flooring, a range of matching hi-gloss wall and base units with granite worktops with granite drainage groves stainless



steel sink with mixer tap, integrated under counter fridge, freezer, dishwasher and microwave, Cannon Hotpoint oven to remain with six ring gas hob and extractor fan, wall mounted column radiator, door leading into utility room.

Utility Room

7' 9" x 4' 8" (2.37m x 1.43m)

UPVC double glazed obscured door leading into external sheltered area to side of property, Plastered ceiling with spot lights, plastered walls, laminate flooring, a range of matching hi-gloss wall and base units with granite worktops with granite drainage groves stainless steel sink with mixer tap, plumbing for washing machine, space for tumble dryer, wall mounted gas combination boiler.

Lounge

15' 11" x 15' 7" (4.85m x 4.75m)

Steps leading down from Hallway into lounge, Two UPVC double glazed windows to side and rear aspect, textured ceiling, plastered walls and brick exposed walls, fitted carpet, two radiators and electric fireplace, steps leading up into Dining Room. Shelves are to remain.

Dining Room

15' 10" x 12' 0" (4.82m x 3.66m)

Two UPVC double glazed room high windows to side and rear aspect, textured ceiling with spot lights, plastered walls, fitted carpet, radiator, serving hatch.

Landing

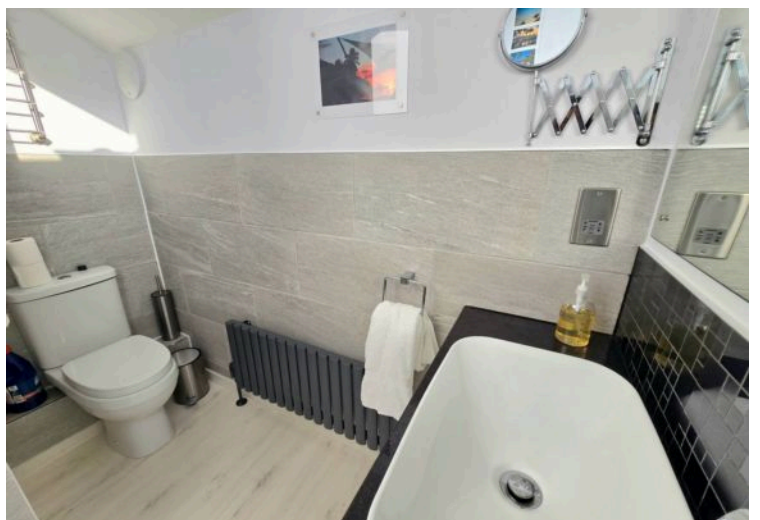
UPVC double glazed window to side aspect, textured ceiling, plastered walls, fitted carpet, loft access, doors leading into all first floor rooms, airing cupboard housing water tank.

Bedroom One

13' 4" x 11' 11" (4.06m x 3.64m)

UPVC double glazed window to side aspect, textured ceiling, plastered walls, fitted carpet, built in fitted wardrobes, radiator, door leading into en-suite.



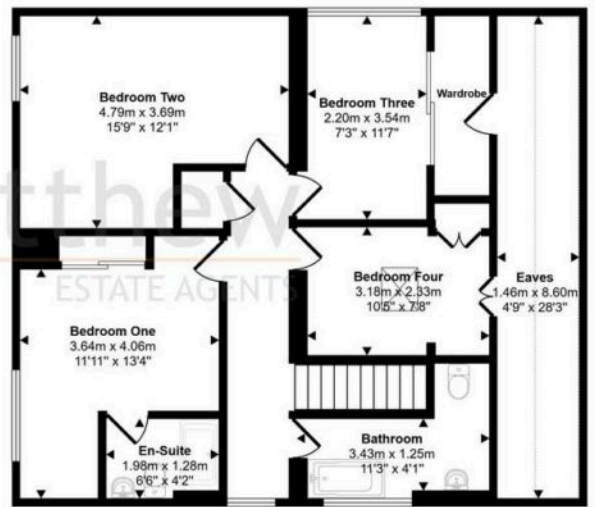


Approx Gross Internal Area
181 sq m / 1952 sq ft



Ground Floor
Approx 96 sq m / 1030 sq ft

Denotes head height below 1.5m



First Floor
Approx 86 sq m / 922 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.