



6 Heol Glyndwr, Brackla

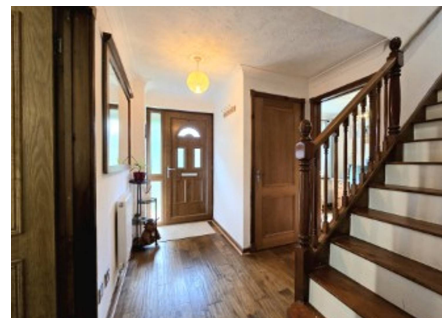
£380,000 Freehold

An extremely well presented detached family home • Positioned at the head of a quiet cul-de-sac • Situated within a sought after area of Brackla, close to Coity village • Corner plot position with front, side and rear gardens • Two ground floor reception rooms plus an open plan kitchen/diner • Four good sized bedrooms, Master with en-suite shower room • Recently upgraded fitted kitchen with integrated appliances and a sleek stove style cooker • New gas combination boiler installed March 2026 • Double width driveway and detached double garage • Large enclosed rear garden mainly laid to lawn, with a variety of mature shrubs and trees • An established allotment garden to the side to the garage

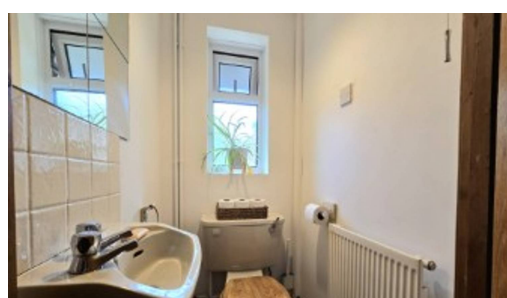
DanielMatthew
ESTATE AGENTS



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- Council Tax band: E
- Tenure: Freehold
- EPC Energy Efficiency Rating: C
- EPC Environmental Impact Rating: C





Entrance Hallway

The property is entered via UPVC and double glazed panel door into a light and inviting hallway with textured ceiling, plain walls, radiator, hardwood flooring and doors leading to all ground floor rooms with a fixed stairs leading to the first floor accommodation.

Cloakroom/WC

The cloakroom has been fitted with a coloured two piece suite and offers a UPVC double glazed window to front aspect, textured ceiling, plain walls and a radiator.

Study

10' 8" x 7' 10" (3.24m x 2.39m)

The study offers a UPVC double glazed window to the front aspect, textured ceiling, plain walls, radiator and hardwood flooring.

Lounge

12' 10" x 15' 10" (3.90m x 4.82m)

The light and spacious lounge is located to the rear of the property. The room features fitted carpet flooring, a UPVC double glazed window and sliding patio doors to the rear aspect, textured ceiling, plain walls and radiator.



Kitchen/Diner

27' 3" x 8' 11" (8.31m x 2.73m)

Extending the full length of the property, the bright open plan kitchen/dining room is flooded with natural light from UPVC double glazed windows to both the front and rear aspect, along with patio doors giving access to the garden to the side. The kitchen has been fitted with a matching range of modern base and wall mounted units, complimented by solid oak wood worktops, a large ceramic sink unit and a freestanding stove style cooker. The kitchen further benefits from an integrated dishwasher, integrated washing machine and laminate wood flooring continuing into the dining area.

Landing

At the head of the stairs a UPVC double glazed window to side provides natural light to the landing area. The area has textured ceiling, plain walls, storage cupboard, doors leading to all first floor rooms, a loft access point with pull down ladder and carpet flooring.

Bedroom One

9' 11" x 10' 5" (3.02m x 3.17m)

Bedroom one is positioned to the rear of the property. There is a UPVC double glazed window to rear aspect, textured ceiling, plain walls, fitted wardrobes, radiator, carpet flooring and a doorway leading to the en-suite shower room.

En-Suite

5' 5" x 8' 2" (1.64m x 2.50m)

The en-suite benefits from a UPVC obscure double glazed window to side aspect, textured ceiling, plain walls, single shower enclosure with electric shower, vanity wash hand basin with cupboard storage below, low level WC, radiator and tiled flooring.

Bedroom Two

10' 0" x 9' 9" (3.06m x 2.98m)

Bedroom two has a UPVC double glazed window to rear aspect, textured ceiling, plain walls, radiator, built in wardrobe storage and fitted carpet flooring.



Bedroom Three

11' 3" x 8' 4" (3.44m x 2.53m)

The third bedroom benefits from UPVC double glazed windows to two aspects, textured ceiling, plain walls, radiator and carpet flooring.

Bedroom Four

7' 3" x 8' 8" (2.21m x 2.65m)

The forth bedroom has a UPVC double glazed window to the front aspect, textured ceiling, plain walls, radiator and carpet flooring.

Bathroom

7' 2" x 6' 10" (2.18m x 2.09m)

The contemporary fitted bathroom has been fitted with a white three piece suite comprising; P - shaped panel bath with over head shower attachment and glazed shower screen, vanity wash hand basin with cupboard storage below and low level WC. There is an obscure double glazed window to the front aspect. plain ceiling, tiled walls, wall mounted heated towel rail and tiled flooring.

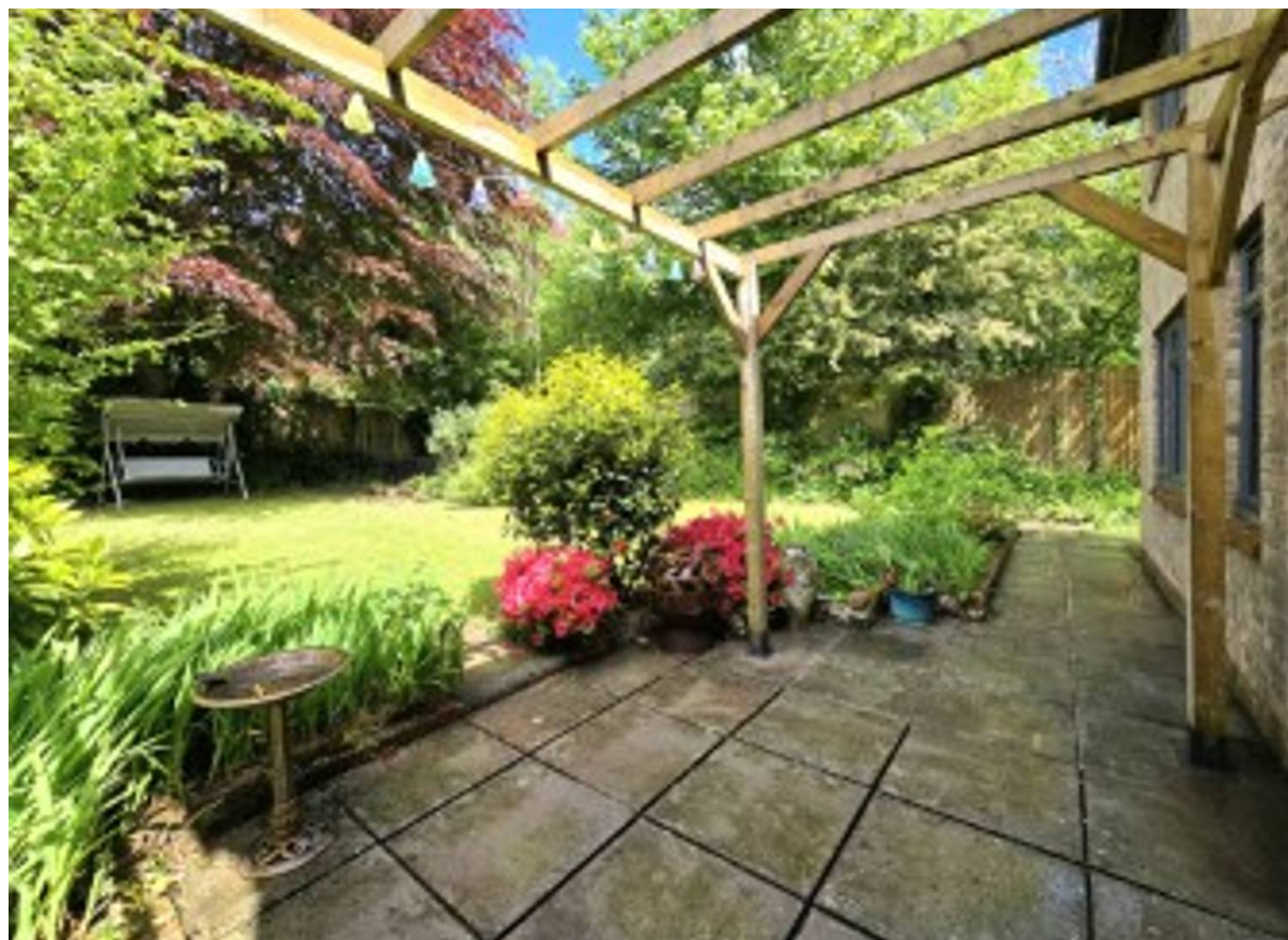
Front Garden

The front garden has an area laid to lawn with a paved pathway leading to the main front door and around to the side of the house and garage. The garden area to the front of the property and side of the garage has been turned into an allotment garden, with raised planters and a pathway continuing to the rear garden.

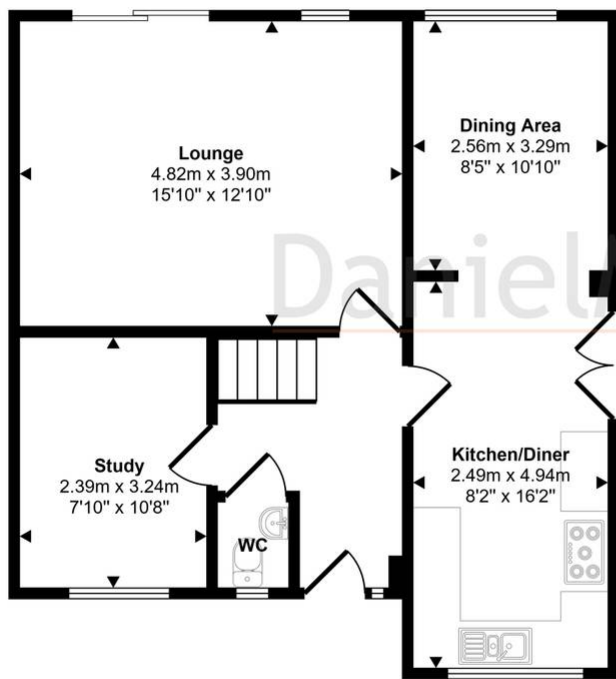
Garden

The large rear garden is laid mainly to lawn, bordered by an established patio area with a wooden pergola shelter and mature trees and shrubs. A second paved patio area to the far corner offers another seating space to enjoy under the shelter of the mature trees.

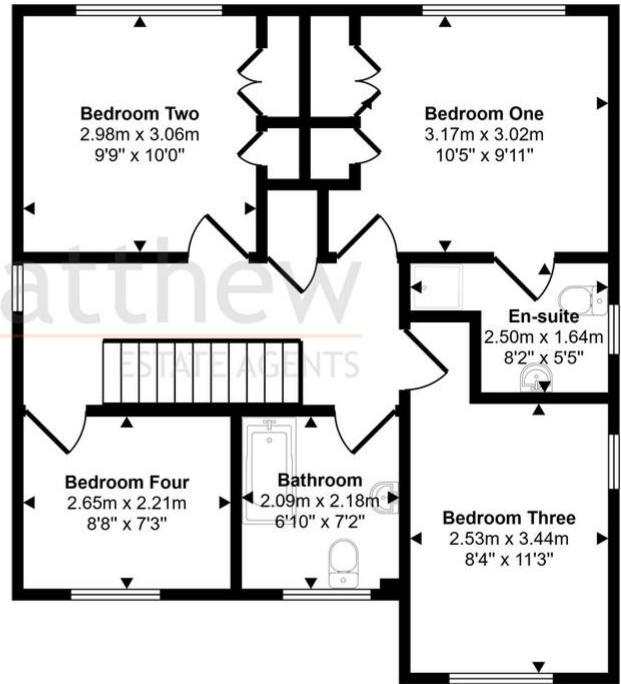




Approx Gross Internal Area
116 sq m / 1247 sq ft



Ground Floor
Approx 58 sq m / 622 sq ft



First Floor
Approx 58 sq m / 625 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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