

45 Longacres, Bridgend

£330,000 Freehold

A substantial four bedroom executive detached family home • Immaculately presented throughout • Accommodation offered over three floors • Positioned on a quiet cul-de-sac on the popular development of Longacres, Brackla • Modern fitted kitchen with dining area and separate utility space • Spacious lounge enjoying front and rear aspect views • Four double sized bedrooms, Master with private en-suite shower room • Karndean wood effect flooring throughout the ground floor •

Large enclosed South Westerly rear garden, mainly laid to lawn • Ample off road parking plus a good sized garage benefitting from power supply • Within walking distance to local amenities, Primary schools and Secondary school •

Convenient commuter access to the M4 Junction 35

DanielMatthew
ESTATE AGENTS



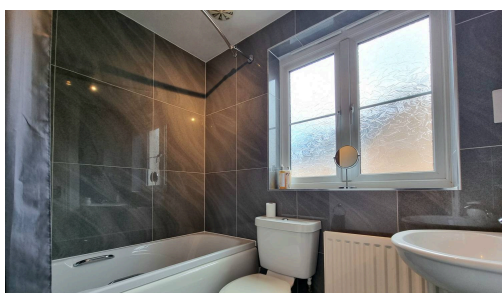
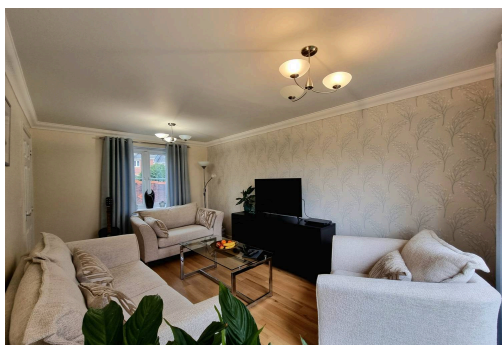
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An immaculate executive detached home, with accommodation over three floors in Longacres, Brackla. Features modern kitchen, en-suite, garage, parking, and easy access to schools, amenities, and M4. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





Hallway

The property is entered via a wooden and glazed panel door into a large and inviting entrance hallway, with Karndean wood effect flooring laid, staircase rising to the first floor accommodation and doorways leading to the lounge, kitchen/dining room and cloakroom.

Lounge

A light and spacious reception room featuring a continuation of the fitted Karndean flooring as the hallway, front aspect UPVC window and rear UPVC patio doors.

Cloakroom

Ground floor cloakroom featuring a continuation of the Karndean wood effect flooring as the hallway and fitted with a white two piece suite comprising; low level wc and a wall mounted wash hand basin with splashback tiling above.



Kitchen/Dining Room

A light and spacious kitchen/diner featuring a continuation of the Karndean wood effect flooring as the hallway, with a front aspect UPVC window and a second rear aspect UPVC window. The kitchen has been fitted with a matching range of modern base and wall mounted units, with a complimentary worksurface over. It includes space for an American style fridge/freezer, built in eye level double oven with built in four burner gas hob, integrated dishwasher and a stainless steel sink unit. There is contemporary splashback tiling above the kitchen base units and a doorway to the rear giving access to the utility room.



Utility room

A convenient utility room located off the kitchen featuring a continuation of the Karndean wood effect flooring, fitted base and wall mounted units matching those of the kitchen, fitted stainless steel sink unit, access to an external door to the rear garden and provides space for two appliances.

Bedroom One

Located to the first floor, a deceptively spacious main double bedroom featuring dual aspect UPVC windows to the front and rear, contemporary fitted wardrobe storage to each side of the bed, fitted carpet flooring and a doorway leading to a private ensuite shower room.

Ensuite

Private ensuite shower room leading off the main bedroom fitted with a modern white three piece suite comprising; single shower cubicle with a mains power, rainfall shower fitted and bi-fold glazed shower door, low level WC and a vanity wash hand basin with cupboard storage below. The room features an obscure UPVC glazed window to the rear, vinyl flooring and splashback tiling to the shower area and above the sink unit.

Bedroom Two

Large double bedroom on the second floor featuring a recessed UPVC window to the front aspect and a second Velux style window to the rear. There is a useful recessed alcove area to one corner of the room and fitted carpet flooring.

Bedroom Three

Large double bedroom on the second floor featuring a recessed UPVC window to the front aspect and a second Velux style window to the rear. There is a useful recessed alcove area to one corner of the room and fitted carpet flooring.

Bedroom Four

A well proportioned double bedroom located on the first floor featuring built in wardrobe storage, a UPVC window to the rear and fitted carpet flooring.



Landing

The property's accommodation is shared over three floors, with two useable landing spaces. The landing to the first floor features a UPVC window to the front and gives access to a useful airing storage cupboard. The second floor landing area features a velux style window to the front and all staircases and landing spaces benefit from fitted carpet flooring.

Bathroom

A well proportioned family bathroom fitted with a modern white three piece suite comprising; panel bath with over bath shower head tap attachment, low level wc and a pedestal wash hand basin. The room is finish with full height tiling to all walls, tile effect vinyl flooring and an obscure UPVC window to the front.

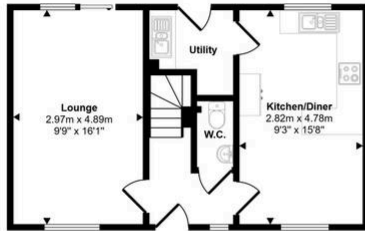
Garden

A large, gently sloped enclosed rear garden, laid mainly to lawn with a full length pergola fenceline to one side and a tall wooden side access gate. The garden position is South Westerly, benefitting from afternoon and evening sun.

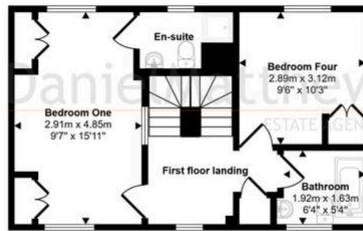




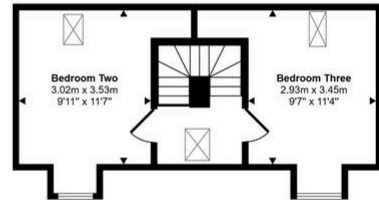
Approx Gross Internal Area
108 sq m / 1164 sq ft



Ground Floor
Approx 39 sq m / 417 sq ft



First Floor
Approx 40 sq m / 427 sq ft



Second Floor
Approx 30 sq m / 320 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.