



11 Gwaun Coed, Brackla

£399,950 Freehold

FOUR BEDROOM DETACHED WITH INTEGRAL GARAGE • COSY LOUNGE • SECOND RECEPTION ROOM AND DINING ROOM
 • KITCHEN/DINER WITH UTILITY ROOMS • DOWNSTAIRS SHOWER ROOM AND SEPERATE DOWNSTAIRS WC • FOUR
 BEDROOMS WITH A SPACIOUS PRIMARY WITH DRESSING AREA AND EN SUITE • FAMILY BATHROOM • BEAUTIFULLY LOVED
 MATURE GARDEN TO FRONT AND REAR • BEAUTIFUL HOME AVAILBE FOR THE FIRST TIME IN FIVE DECADES SINCE BUILT •
 SOUGHT AFTER PART OF BRACKLA IN A QUIET CUL DE SAC

DanielMatthew
 ESTATE AGENTS



Nestled in Brackla's sought-after area, this exceptional 4-bed detached house boasts a cosy lounge, spacious kitchen/diner, mature gardens, and tranquil outdoor spaces. A haven of charm and modernity

Council Tax band: F

Tenure: Freehold



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Entrance

Enter UPVC door into hallway, carpet floor, plain walls, textured ceiling and access to all ground floor rooms

Lounge

UPVC bay window to front aspect, papered walls, textured ceiling, carpet flooring and radiator.

Kitchen/Diner

Dual aspect UPVC double glazed window to the rear. Matching wall and base units, stainless steel sink/drain, integrated appliances include gas hob and oven, vinyl flooring, plain walls, door leading to utility room.

Utility Room

UPVC double glazed door to the side aspect leading to rear garden, plain ceiling, plain walls, plumbing for washing machine, space for fridge/freezer, storage cupboard, door to shower room

Shower Room

Walk in shower, tiled walls, towel radiator, wash hand basin with vanity unit beneath.

Reception Room

UPVC window to the rear, textured ceiling, plain walls, carpet flooring, coving opening to dining area.

Dining Room

Textured ceiling, plain walls, carpet flooring, door leading into



Landing

UPVC double glazed window to front aspect, textured ceiling, large airing cupboard, carpet flooring, doors leading to all first floor rooms.

Bedroom One

Window to rear and side aspect, textured ceiling, papered and plain walls, carpet flooring, radiator, door leading into the en-suite, coving to dressing area with fitted wardrobes, radiator

En-Suite

Obscured window to rear aspect, low level WC, wash hand basin with vanity unit beneath, shower, fully tiled walls and flooring.

Bedroom Two

UPVC double glazed window to rear aspect, textured ceiling, plain walls, carpet flooring, radiator, fitted draw storage and fitted wardrobes.

Bedroom Three

UPVC double glazed window to rear aspect, textured ceiling, plain walls, carpet flooring, radiator.

Bedroom Four

Textured ceiling, papered walls, carpet flooring, loft access.

Bathroom

Window to side aspect, low level WC, wash hand basin, radiator, tiled flooring and walls and tiled bath.

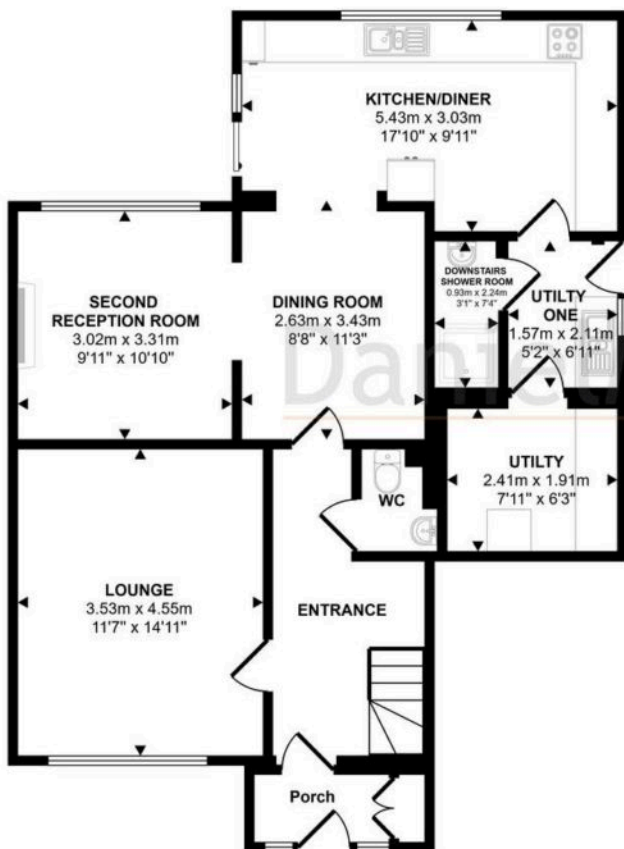
Garden

Front garden and drive with laid to lawn and mature foilege. Rear- Loved and mature garden with a laid to patio and arch leading to the side of the property, fence boundary and steps leading to the second liad patio with mature trees and foilage, space for a summer house.

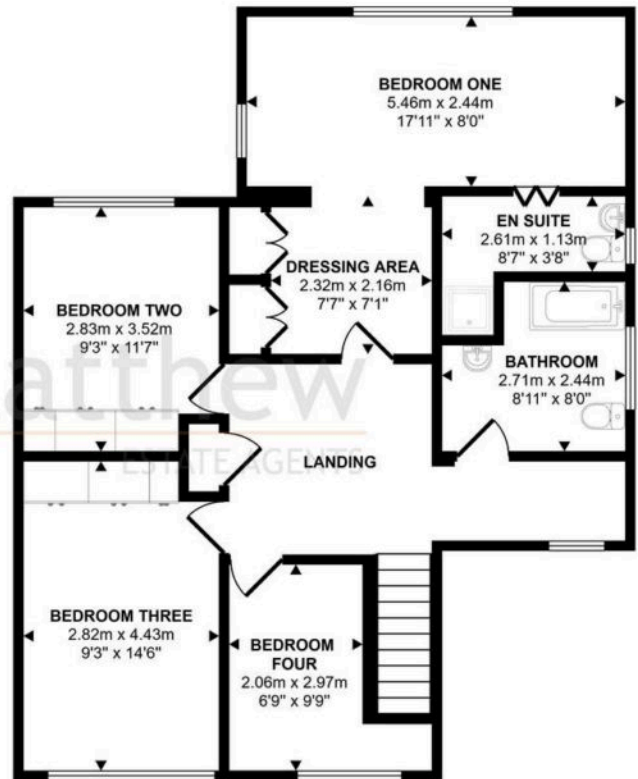




Approx Gross Internal Area
154 sq m / 1658 sq ft



Ground Floor
Approx 77 sq m / 834 sq ft



First Floor
Approx 76 sq m / 823 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.