

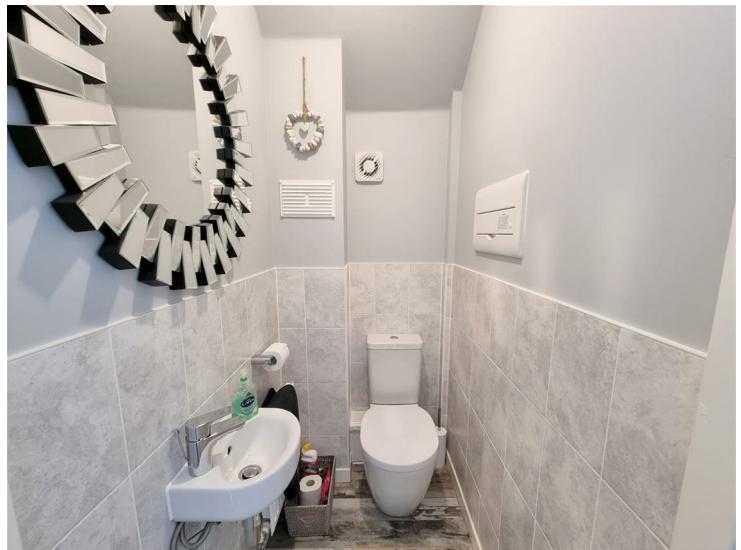
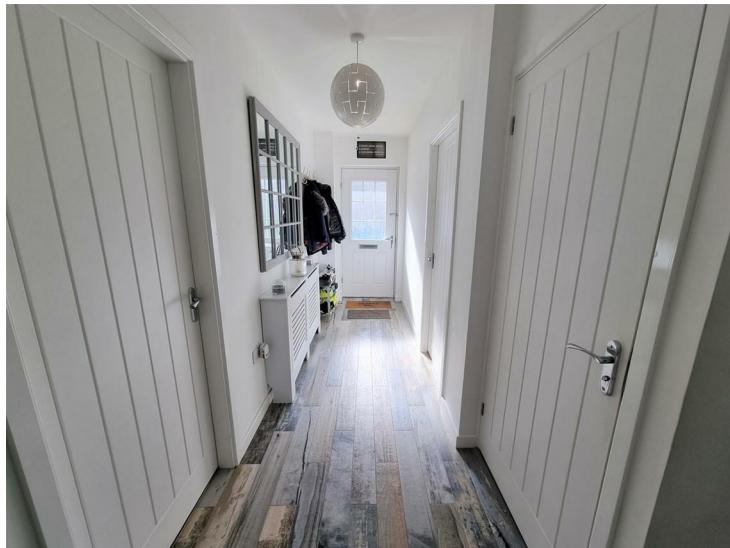
1 Cae Cenydd, Bridgend, CF31 2ES

Price £359,950

* Immaculate Presented Four Bedroom Detached * Daniel Matthew are pleased to offer this well presented family home situated on the popular estate Brackla. Good links to junction 36, M4 and surrounded by amenities including primary schools, shops and GP surgery. Property comprises lounge, dining room, kitchen/diner, cloakroom. To the first floor four bedrooms with en-suite to Master and family bathroom. Set on a large corner plot the rear garden is larger than average, off road parking and garage. No Chain. A property highly recommended for viewings, to arrange an appointment call our team 01656 750764.

Entrance

Enter via composite door to hallway, plain ceiling, plain walls, ceramic tile flooring, radiator, stairs to first floor, doors leading to ground floor rooms.



Lounge

12'2" x 16'7" (3.71 x 5.06)

Two UPVC double glazed window to front aspect fitted with stunning shutters, plain ceiling, plain walls, radiator, carpet flooring, feature electric fire place with beautiful wood mantle.



Dining Room

10'2" x x8'3" (3.10 x x2.52)

UPVC double glazed window to front aspect with stunning shutters, plain ceiling, plain walls, carpet flooring, radiator.

Kitchen/Diner

25'5" x x11'2" (7.76 x x3.41)

UPVC double glazed window to rear aspect, Two UPVC French doors leading to rear garden, plain ceiling, plain walls, ceramic tile flooring feature , radiator. Matching wall and base units with complimentary work surface, tiled splash back, integrated hob and oven with extractor over, stainless steel sink/drainer, boiller, plumbing for washing machine, space for tall fridge/freezer.



Cloakroom

Plain ceiling, plain walls with tiled splashback, ceramic tile flooring, low level WC, wall mounted wash hand basin



Master Bedroom

12'10" x 12'0" (3.92 x 3.66)

Two UPVC double glazed window to front aspect, plain ceiling, plain walls, carpet flooring, radiator, door to en-suite.



En-suite

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls with tiled splashback, ceramic flooring, low level WC, wash hand basin, shower cubicle with thermostatic shower overhead, heated towel rail.



Bedroom Two

14'7" x 9'1" (4.46 x 2.77)

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



Bedroom Three

10'6" x 9'1" (3.21 x 2.77)

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

Rear - Fenced boundaries, laid to lawn, patio area.

Garage - Up and over door



Bedroom Four

10'2" x 8'9" (3.10 x 2.67)

UPVC double glazed window to front aspect, plain ceiling, plain walls, carpet flooring, radiator, storage cupboard.



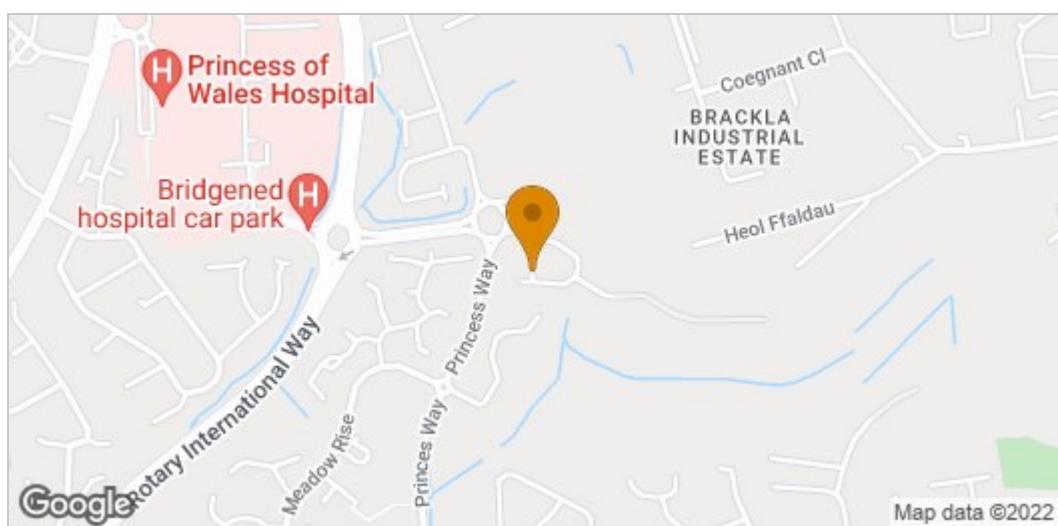
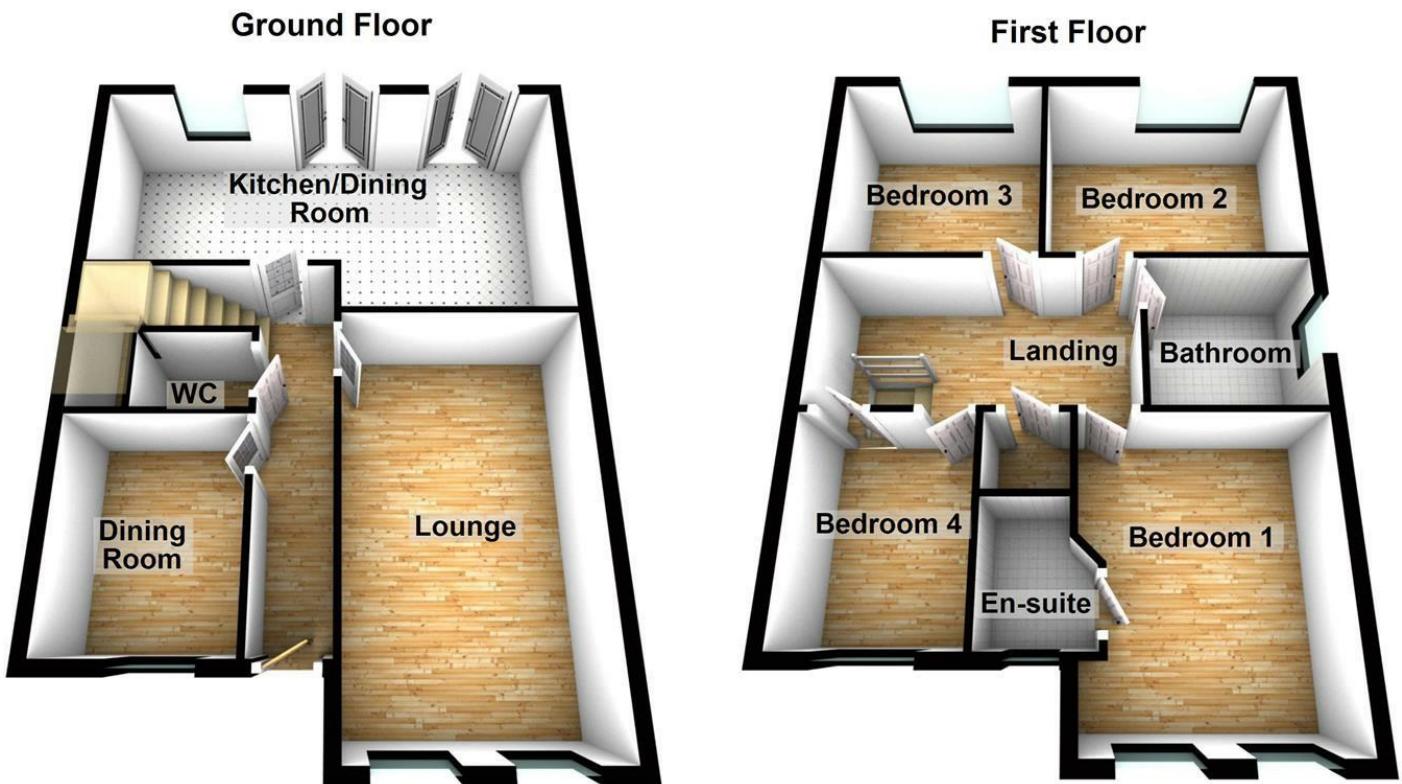
Family Bathroom

UPVC double glazed obscured window to side aspect, ceramic floor, plain ceiling, plain walls with tiled splash back, low level WC, pedestal wash hand basin, panelled bath, heated towel rail, enclosed shower cubicle with electric shower.



Outside

Front - Laid to lawn, to front and side, steps leading to the front door and raised sleeper flower beds, gate leading through to rear garden.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	93
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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