

14 Cae Cenydd, Brackla

£385,000 Freehold

FIVE BEDROOM CHARLES CHURCH EXECUTIVE HOME • FAMILY LIVING/KITCHEN/DINING ROOM • LOUNGE AND SECOND RECEPTION ROOM • UTILITY AND DOWNSTAIRS WC • FIVE BEDROOMS • FAMILY BATHROOM AND EN SUITE • SUMMER HOUSE PERFECT FOR STORAGE/GYM • SHED AND MULTIPLE STORAGE TO SIDE OF THE PROPERTY • MUST TO VIEW IN BRACKLA BEAUTIFULLY PRESENTED

DanielMatthew
ESTATE AGENTS



"FIVE BEDROOM EXECUTIVE DETACHED HOME WITH 360 TOUR" Daniel Matthew are pleased to present this beautiful family home, located on the Charles Church Site in Cae Cenydd Brackla. Nestled in a small lovely cul de sac of 14 homes with 4 years remaining on the NHBC Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:



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Entrance

UPVC door and window to front aspect, feature panel and plain walls, radiator, plain ceiling, vinyl flooring and access to ground floor rooms.

Lounge

UPVC double glazed window to front aspect, plain walls, plain ceiling, Walnut high gloss laminate flooring, feature storage with modern feature bespoke wall and radiator.

Second Reception Room

Beautifully converted garage with a UPVC double glazed window to front aspect, plain walls, plain ceiling, bespoke feature seating with storage and radiator.

Family living/kitchen/diner

Versatile family room with two french doors out to the garden and rear UPVC window, Recently renovated kitchen with a range of wall and base units with complimentary worktops, integrated microwave, gas hob oven and electric hob with extractor over, stainless steel sink, integrated dish washer, space for a fridge/freezer, plain walls, plain ceiling, radiator, vinyl flooring, versatile and spacious 27ft x 10ft room is ideal for family living and relaxing.

WC

Low level wc, wall mounted wash hand basin, radiator tile and plain walls and vinyl flooring.

Utility

Bespoke larder storage with space for a washing machine and tumble dryer, space for a upright



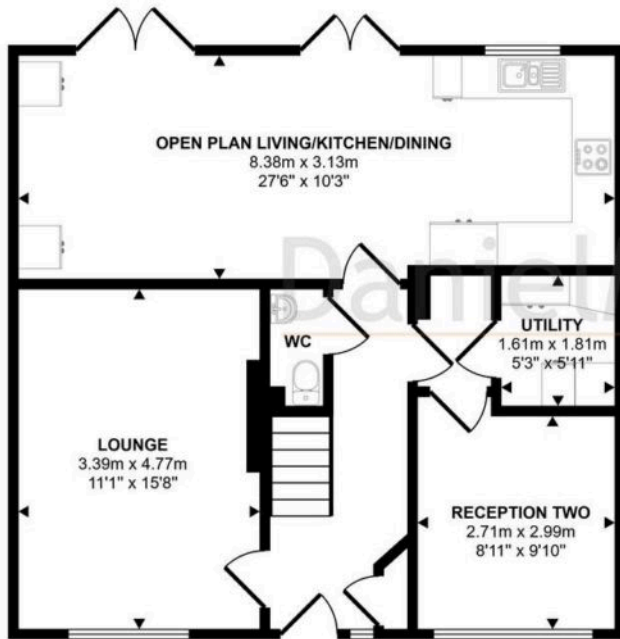
GARDEN

Beautifully presented garden with bespoke summer house, multiple storage to the side, Pergola runs the width of the house allowing relaxing areas to enjoy the garden and outdoors, barbecue area with fence boundary, laid to patio and laid to lawn and is a must to view to appreciate.

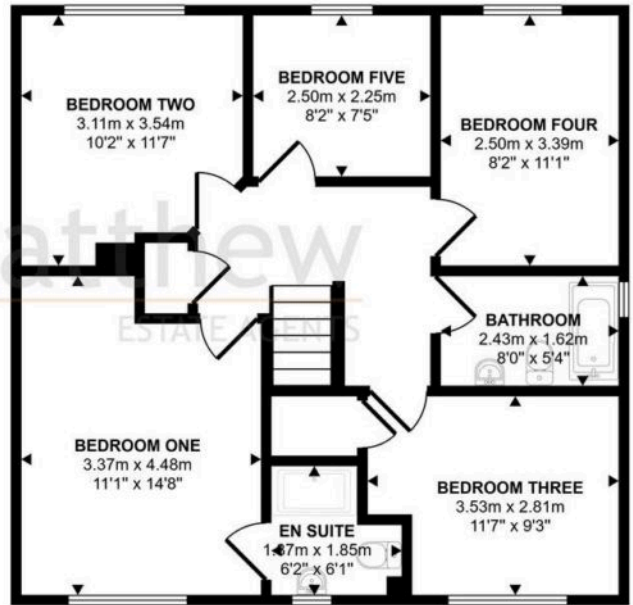




Approx Gross Internal Area
136 sq m / 1462 sq ft



Ground Floor
Approx 67 sq m / 724 sq ft



First Floor
Approx 69 sq m / 738 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.