



## 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



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

EPC Environmental Impact Rating:



- › 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





### **Hallway**

The property is entered via a wooden and glazed panel door into a large and inviting entrance hallway, with Karndeane 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 Karndeane flooring as the hallway, front aspect UPVC window and rear UPVC patio doors.

### **Cloakroom**

Ground floor cloakroom featuring a continuation of the Karndeane 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 Karndeane 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 complimenting 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**

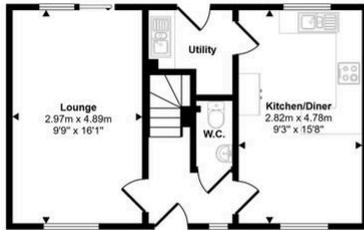
A well proportioned double bedroom located on the first floor featuring built in wardrobe storage, a UPVC window to the rear and fitted carpet flooring.

### **Landing**

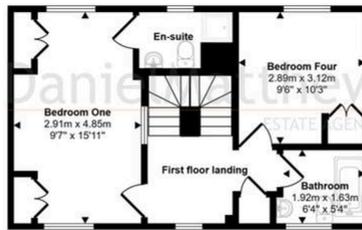




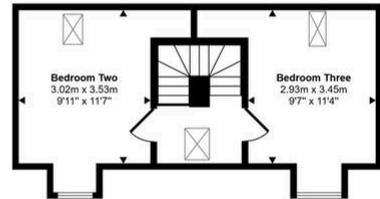
Approx Gross Internal Area  
108 sq m / 1164 sq ft



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.

