



4 Kingfisher Close

Brackla, Bridgend, CF31 2NY

£294,950 - Freehold

- An Immaculately Presented Detached Property On A Large Corner Plot.
- Situated In The Popular Brackla Development Close To Local Amenities And Transport Links.
- Entrance Hall, Lounge, Dining Room, Conservatory, Study, Kitchen/Breakfast Room, Cloakroom.
- First Floor Landing, Master Bedroom With En-Suite, Three Further Bedrooms And A Bathroom.
- Large Landscaped Rear Gardens, Off-Road Parking For Several Vehicles And A Double Garage.
- EPC Rating: C.

Bridgend Town Centre – 1.8 miles

M4 (J36) – 2.8 miles

Cardiff City Centre – 20.7 miles

Swansea City Centre – 24.4 miles

(All distances are approximate)



The Property

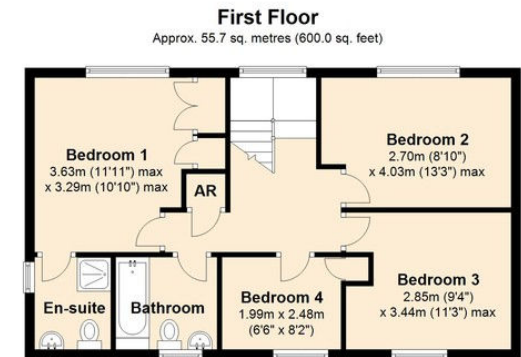
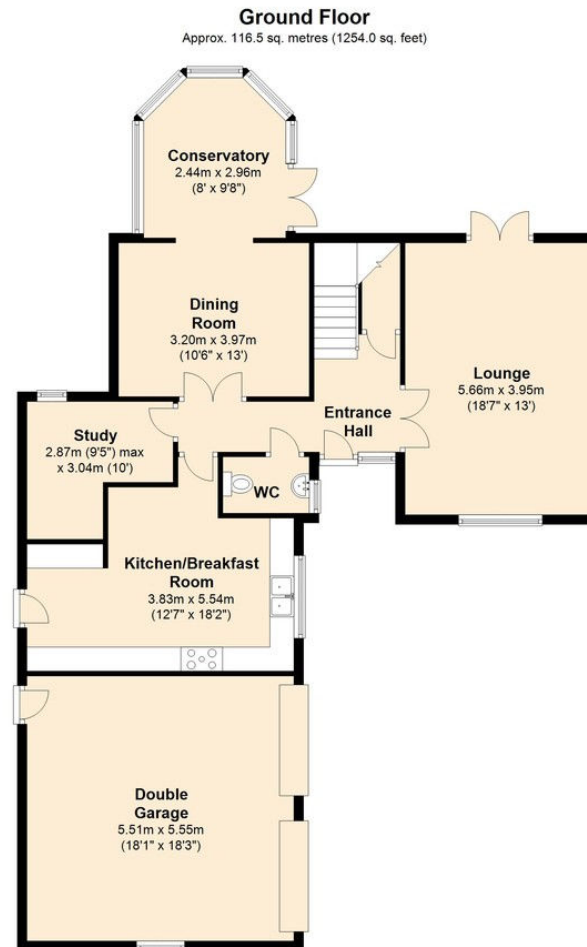
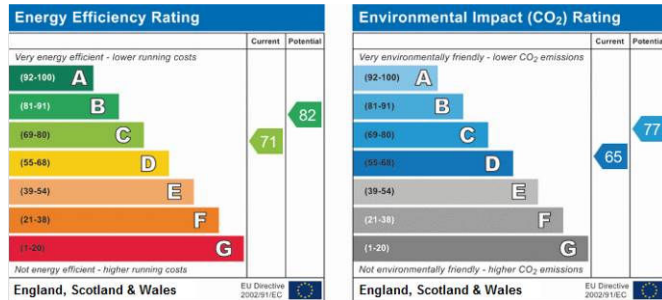
Enter through an obscured double glazed composite door with matching side panel into the Entrance Hall which benefits from laminate flooring and a carpeted staircase leading to the First Floor Landing with an understairs storage cupboard. The Lounge is a spacious reception room which enjoys a central feature fireplace, a continuation of the laminate flooring from the Entrance Hall, a double glazed uPVC window to the front elevation and double glazed uPVC French doors leading to the rear garden. Offering ample space for freestanding furniture, the Dining Room benefits from a continuation of the laminate flooring from the Entrance Hall. A broad archway leads to the Conservatory which benefits from laminate flooring and double glazed uPVC windows and French doors overlooking the rear garden. Adding additional reception space to the property, the Study offers a continuation of the laminate flooring from the Entrance Hall, and a double glazed uPVC window to the rear elevation. The Kitchen/Breakfast Room has been fitted with a range of base and wall units with roll top laminate work surface and an inset double bowl porcelain sink. Integrated appliances to remain include; a "Neff" electric oven, a "Neff" microwave, a "Neff" five ring gas hob with extractor hood over and a "Neff" dishwasher. The Kitchen/Breakfast Room further benefits from space and plumbing for a freestanding washing machine, a wall mounted gas central heating boiler, a loft hatch providing access to the loft space, recessed ceiling spotlights, tiled flooring, a double glazed uPVC window to the side elevation and an obscured double glazed composite door to the side elevation. The Cloakroom has been fitted with a two piece white suite comprising; a wall mounted hand basin and a low level WC. The Cloakroom further benefits from laminate flooring and an obscured double glazed uPVC window to the side elevation.

The First Floor Landing is accessed via a carpeted staircase from the Entrance Hall and benefits from a continuation of the carpeted flooring, a loft hatch providing access to the loft space and a recessed airing cupboard housing a hot water tank and linen storage. The Master Bedroom is a spacious double bedroom which offers a range of built-in wardrobes, carpeted flooring and a double glazed uPVC window to the rear elevation. A door leads to an En-Suite which has been fitted with a three piece white suite comprising; a shower enclosure with "Triton" electric shower over, a pedestal wash basin and a low level WC. The En-Suite further benefits from carpeted flooring and an obscured double glazed uPVC window to the side elevation. Located to the rear of the property, Bedroom Two is a generous double bedroom which benefits from carpeted flooring and double glazed uPVC window to the rear elevation. Bedroom Three is a further double bedroom benefitting from carpeted flooring and a double glazed uPVC window to the front elevation. Located to the front of the property, Bedroom Four offers carpeted flooring, a recessed wardrobe and a double glazed uPVC window to the front elevation. The Family Bathroom has been fitted with a three piece white suite comprising; a panelled bath, a pedestal wash basin and a low level WC. The Family Bathroom further benefits from part tiled walls, tiled flooring and an obscured double glazed uPVC window to the front elevation.

To the front of the property is a block paved driveway providing off-road parking for several vehicles which leads to a attached Double Garage. The front garden has been predominantly gravelled to provide a low maintenance space and is planted with a variety of mature shrubbery. Located on a corner plot, the rear garden has been predominantly laid to lawn with borders planted with a variety of mature shrubbery. There is a paved patio area providing ample space for outdoor entertaining and dining and a water feature.



Floorplan & EPC



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Although these particulars, together with photographs and floor plans are intended to give a fair description of the property, they do not form any part of a contract. The vendors, their agents, Watts and Morgan and persons in their employ do not give a warranty whatever in relation to this property. All measurements are approximate. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Watts and Morgan.

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