



21 The Willows
Brackla, Bridgend, CF31 2HD



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£325,000 Freehold

4 Bedrooms : 1 Bathrooms : 3 Reception Rooms

A well proportioned four bedroom link detached property situated in a quiet cul-de-sac offering close proximity to local amenities, road and rail links. Being sold with no ongoing chain. The accommodation comprises, entrance hall, lounge, dining room, conservatory, kitchen/breakfast room, utility room and shower room. First floor landing, four double bedrooms and a family bathroom. Externally the property benefits from: private driveway, link detached single garage, front lawned garden and a spacious rear paved and lawned garden. EPC Rating "C"

Directions

- Bridgend Town Centre 1.6 miles
- Cardiff City Centre 19.8 miles
- M4 (J36) 3.4 miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

The property is accessed via a uPVC door with glazed side panel adjacent into generous entrance hallway with carpeted flooring and staircase to first floor landing.

Ground floor shower room fitted with a 3-piece white suite comprising low level dual flush WC, wall mounted sink inset within vanity unit and corner shower cubicle. Fully tiled, uPVC obscured glazed window to the side elevation.

The lounge is a generously sized reception room with uPVC window to the front elevation. Features include: fitted carpet and a central gas feature fireplace. Opens into :

The dining room offers ample space for freestanding furniture, carpeted flooring and double doors opening into conservatory.

The conservatory is of uPVC construction with French doors leading out to the rear garden. Features include: ceramic floor tiles and central heating.

The kitchen/breakfast room has been fitted with a range of wall and base units with roll top laminate work surfaces. Appliances to remain include: freestanding 'Stoves' electric oven with extractor fan above. Space and plumbing is available for freestanding washing machine and fridge freezer. The kitchen offers uPVC window to the rear elevation, tiled splashback, ceramic floor tiles and provides space for a dining table and chairs.

The utility room houses the 'Worcester' wall mounted combi boiler and features ceramic floor tiles, uPVC window to the rear elevation and uPVC courtesy door leading out to the side of the property. Built-in cupboard with shelving.

FIRST FLOOR

The first floor landing features carpeted flooring and uPVC window to the side elevation, access to loft hatch and built-in airing cupboard with shelving.

Bedroom one is a spacious double bedroom with uPVC window to the front elevation, fitted bedroom furniture, carpeted flooring and a built-in wardrobe.

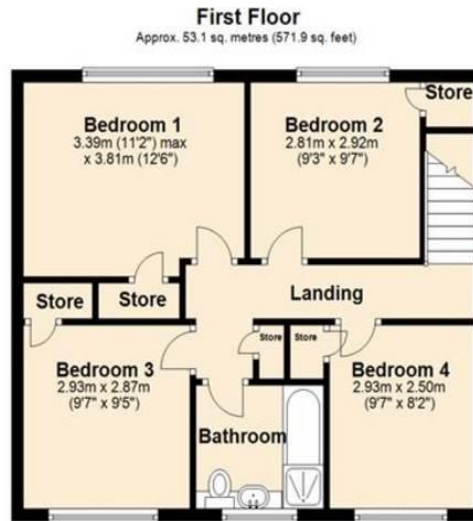
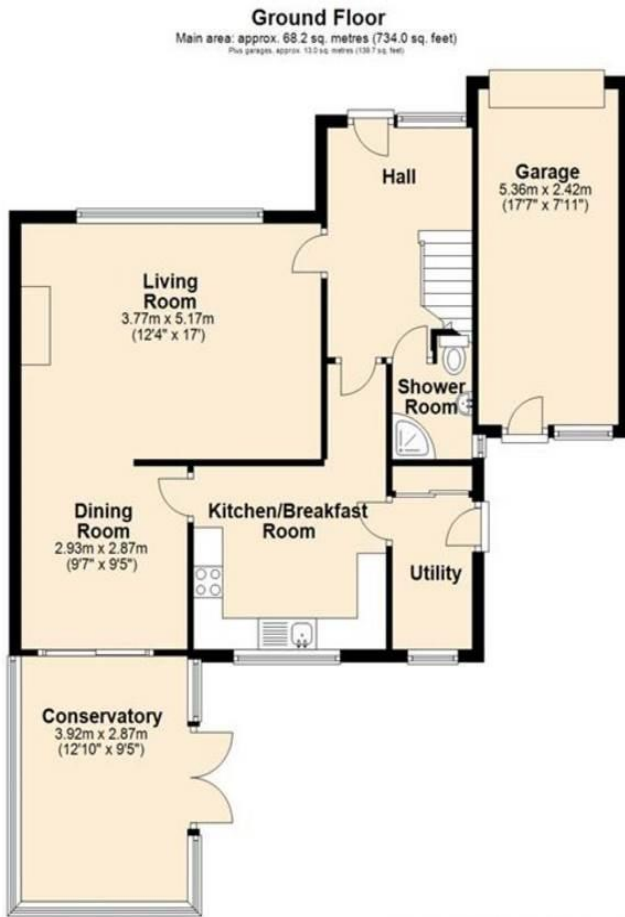
Bedroom two is a further double bedroom with uPVC window to the rear elevation, carpeted flooring and built-in wardrobe.

Bedroom three is a further double bedroom with uPVC window to the front elevation, carpeted flooring and built-in single wardrobe.

Bedroom four is a double bedroom currently utilised as a comfortable single bedroom with uPVC window to the rear elevation and fitted carpet.

The family bathroom has been fitted with a 3-piece white suite comprising low level dual flush WC and wall mounted sink inset within vanity unit, panelled jacuzzi bath with shower over. Further features include: ceramic wall and floor tiles, uPVC obscured glazed window to the rear elevation and a heated towel radiator.





Main area: Approx. 121.3 sq. metres (1305.9 sq. feet)
Plus garages, approx. 13.0 sq. metres (139.7 sq. feet)

All measurements are approximate, and for display purposes only.
Plan produced using PlanUp.

21 The Willows, Brackla, -

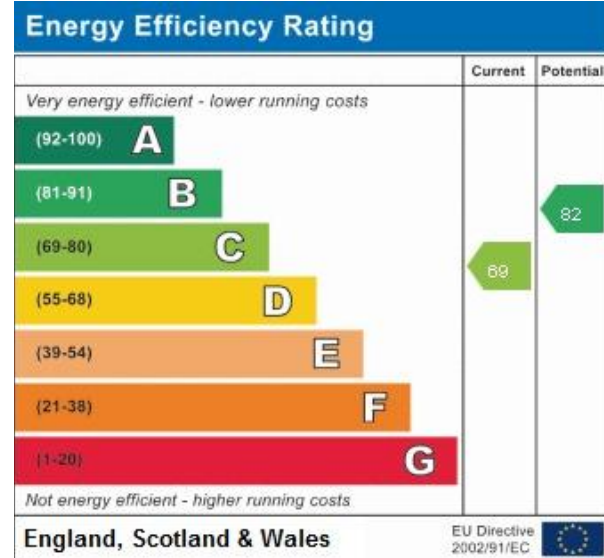
Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

GARDENS AND GROUNDS

No.21 The Willows is approached off the road onto a tarmac private driveway leading to a link detached single garage with manual up and over door and rear courtesy door. To the front of the property is a lawned garden with bordering hedgerow. Accessed via the side of the property is a substantial rear garden featuring two patio areas and a central lawned garden housing a variety of mature shrubs, trees and plants. The garden benefits from a greenhouse and enjoys a private outlook and a southerly aspect.

SERVICES, TENURE, COUNCIL TAX

All mains connected. Freehold. Council Tax Band "E"



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