



8 Primrose Close
Brackla, Bridgend, CF31 2BS



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£400,000 Freehold

4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Watts & Morgan are pleased to present to the market this well presented four bedroom detached property situated in a quiet cul-de-sac located within Brackla. Within proximity to local amenities, reputable schools, and Junctions 35 and 36 of the M4. The accommodation comprises of entrance hall, lounge, kitchen/diner, utility room, two further reception rooms, ground floor WC. First floor landing, master bedroom with en-suite bathroom, three further bedrooms and a family bathroom. Externally the property benefits from a private double driveway and double garage, front lawned garden and fully enclosed rear landscaped garden. EPC Rating "C"

Directions

- Bridgend Town Centre 3.0 miles
 - Cardiff City Centre 20.6 miles
 - M4 (J36) 4.3 miles
-

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Summary of Accommodation

GROUND FLOOR

Entered via a partially glazed newly fitted composite door into a spacious hallway which features wood effect laminate flooring all doors lead off, carpeted staircase leads to the first floor. The main living room features a uPVC bay window to the front elevation, continuation of laminate wood effect flooring and an inset log burner set on a stone hearth. The living room is a sizeable reception room with ample space for freestanding furniture. The office room is a good size room featuring the continuation of the wood effect laminate flooring and uPVC window to the front elevation. The downstairs WC has been fitted with a 2-piece white suite comprising low level WC and wash-hand basin set within vanity unit. Further features include white towel rail, tiled splashback, and an obscured uPVC window to the side elevation. The kitchen/dining room is an open plan spacious room with wood effect laminate flooring and fitted with a range of high gloss wall and base units and laminate work surfaces. Integral appliances to remain; include a dual stainless-steel sink, 'Candy' oven and a 5-ring gas hob with extractor fan. The kitchen further benefits from a coordinating breakfast bar with continuation of the work tops and base units which provides space for high stools. The kitchen provides ample space for dining furniture, large understairs storage cupboard and two uPVC windows to the rear elevation. The utility room which offers a range of wall and base units, uPVC window to the rear elevation and a partially glazed uPVC door to the side elevation. Continuation of the wood effect laminate flooring space for freestanding fridge freezer and plumbing has been provided for two appliances. The kitchen also leads to the second reception room which features continuation of the wood effect laminate flooring and double uPVC French doors leading out onto the rear garden.

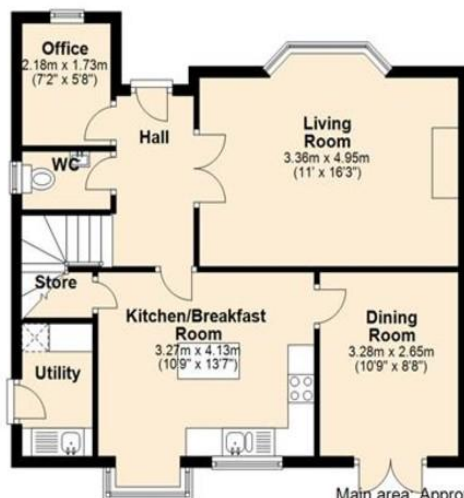
FIRST FLOOR

The first-floor landing benefits from carpeted flooring and provides a large storage cupboard housing the hot water tank. The landing provides access to the loft hatch. Bedroom one is a good size double bedroom featuring carpeted flooring, uPVC window to the front elevation and fitted mirrored wardrobes. Bedroom one features an en-suite bathroom comprising of a panelled bath with overhead shower, low level WC and wash-hand basin set within vanity unit. Further benefits from chrome towel rail, tile effect laminate flooring, fully tiled walls, and an obscured uPVC window to the front elevation. Bedroom two is a further good size double bedroom featuring carpeted flooring, uPVC window to the front elevation and ample space for freestanding bedroom furniture. Bedroom three is a further double bedroom featuring carpeted flooring, uPVC window to the rear elevation and ample space for bedroom furniture. The family bathroom has been fitted with a 3-piece suite comprising a panelled bath and overhead shower, low level WC and wash-hand basin set within vanity unit. Further features include chrome towel rail, fully tiled walls and tiled flooring and an obscured uPVC window to the rear elevation. Bedroom four is a good size single bedroom featuring carpeted flooring, uPVC window to the rear elevation.





Ground Floor
Approx. 57.9 sq. metres (623.4 sq. feet)



Main area: Approx. 113.5 sq. metres (1222.0 sq. feet)
Plus garages: approx. 27.9 sq. metres (300.6 sq. feet)

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

8 Primrose Close, 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.

First Floor
Approx. 55.6 sq. metres (598.6 sq. feet)



GARDENS AND GROUNDS

No.8 is accessed into the quiet cul de sac of Primrose Close onto a double driveway providing off-road parking for two vehicles. The driveway leads to a double garage offering full power supply with manual up and over doors. The front garden is predominantly laid to lawn with mature shrubs. To the rear of the property lies a fully enclosed landscaped garden predominantly laid to lawn but also providing patio area ideal for outdoor dining. The rear garden further benefits from a raised decked area. The rear garden also has steps leading down to provide side access to the double garage and side gate provides access to the front of the property.

SERVICES AND TENURE

Freehold. All mains connected

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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