



Crowswood House, 19 Fenwick Drive
Brackla, Bridgend, CF31 2LD



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Offers in Excess of £550,000 Freehold

4 Bedrooms : 3 Bathrooms : 5 Reception Rooms

We are delighted to present to the market this executive style four double bedroom detached family home set over three floors. Being sold with no on going chain this spacious property is situated within in a quiet cul-de sac in the popular residential area of Brackla. Conveniently located just a short drive from Bridgend town centre, within walking distance to transport links, playing fields and shops and proximity to Junction 36 of the M4. Accommodation briefly comprises of: First floor: Grand entrance hallway, office, dining room, WC, open plan kitchen / living room with wrap around balcony. Second Floor, Main bedroom with ensuite, dressing room and walk in wardrobe. Further double bedroom with ensuite, Two double bedrooms, Family bathroom. Ground floor; cinema room, sitting room, utility, sunroom. EPC "C"

Directions

- Bridgend Town Centre 1.7 miles
- Cardiff City Centre 19.4 miles
- M4 (J36) 3.2 miles

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Summary of Accommodation

FIRST FLOOR

Entrance into the property is via uPVC front door leading into the welcoming entrance hallway offering slate tiled flooring and a central oak staircase rising up to the first floor galleried landing. An arch way with carpeted staircase leads of the main hallway down to the ground floor level. The dining room is situated to the front of the property with continuation of the flooring with windows to the front elevation. The office is a versatile reception room with continuation of the tiled flooring and windows to the front. The WC cloakroom is fitted with a two-piece suite comprising of wash hand basin and WC with tiled walls and work surfaces. The sizeable open plan kitchen / living room spans the width of the property is situated to the rear with patio doors leading out onto the wrap around raised outdoor balcony area. This contemporary living space is laid with Balterio Quattro laminate and offers ample space for both living and dining furniture with a complimentary wood burner. The kitchen has been comprehensively fitted with a range of shaker style wall and base units with complimentary silestone quartz work surfaces and a central feature island. Integral appliances to remain; fridge / freezer, separate fridge, dishwasher, and a Franke Tectonite sink with food disposal.

SECOND FLOOR

The second-floor galleried landing offers Exponda high quality vinyl flooring with two windows to the front of the property with dual built in storage cupboard and access to the loft hatch. Bedroom one is a sizeable double bedroom offering carpeted flooring, with windows to the rear of the property and triple built-in wardrobes. This spacious room benefits from an en-suite shower room fitted with a 3-piece white comprising of a walk-in double shower cubicle, sink set within vanity unit and WC with tiled walls and laminate flooring. The en-suite leads into a dressing area with windows to the front censored spot lighting and a further walk-in wardrobe with fitted rails. Bedroom two is situated to the front of the property and is further generous sized double room with carpeted flooring leading in to an en-suite shower room which has been fitted with a 3-piece suite comprising of a walk-in shower, sink and hand wash basin with laminate flooring and tiled walls. Bedroom three is a further double bedroom with carpeted flooring, windows to the rear and built-in wardrobes with sliding doors. Bedroom four is another double bedroom with carpeted flooring and windows to the front. The family bathroom has been fitted with a four-piece suite comprising of separate walk in shower cubicle, WC, hand wash basin and bath with fully tiled walls and flooring and windows to the side.





Total area: approx. 318.9 sq. metres (3432.6 sq. feet)
All measurements are approximate and for display purposes only.
Plan produced using PlanUp.

GROUND FLOOR

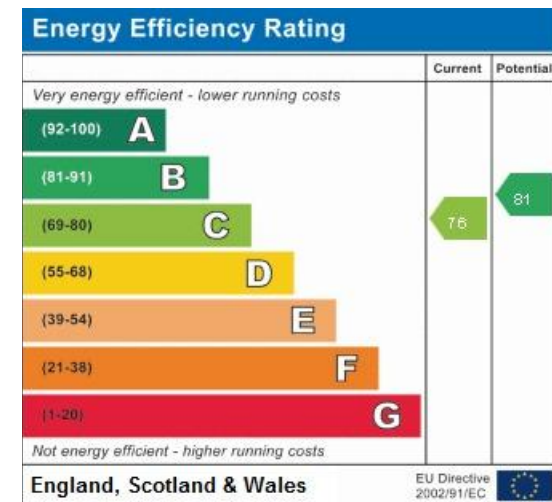
The ground floor is accessed via a carpeted staircase from the first floor hallway. The spacious cinema room is a generous sized reception room with travertine floor tiles throughout the ground floor. Steps lead down into a further seating area with double doors leading into the utility room. The utility has been fitted with a range of wall and base units and complimentary silestone quartz work surfaces, plumbing and space has been provided for multiple appliances and a courtesy door providing access out on the rear patio. The Sun room is a further versatile room with two sets of patio doors leading out onto the rear garden.

GARDENS AND GROUNDS

Crowswood house is approached off a quiet cul-de sac and sits on private corner plot backing onto tall woodland. To the front of the property is a private tarmac driveway with space for multiple vehicles leading to the garage with full power and water supply with further store room below which is accessed from the garden. Access is provided around the side of the property leading into the rear garden. To the rear lies a fully enclosed wrap around garden predominately laid to lawn with a raised decked area ideal for outdoor furniture and a covered patio area. The property benefits from a raised wrap around balcony area accessed from the first floor.

SERVICES AND TENURE

Freehold. All mains connected



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.



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