



31 HOLLYHOCK DRIVE

BRACKLA, BRIDGEND, CF31 2NS

£320,000 - FREEHOLD

- Cardiff City Centre 20.0 miles
- Swansea City Centre 23.8 miles
- Bridgend 2.7 miles
- M4 (J36) 2.3 miles

Watts & Morgan are excited to present to the market this immaculately presented and extended detached property on the popular Brackla development.

Conveniently located for easy access to local amenities and junctions 35 & 36 of the M4.

The property briefly comprises;
Entrance Hall, Lounge, Dining Room, Sitting Room, Kitchen/Breakfast Room, Utility, Cloakroom, First Floor Landing, Spacious Master Bedroom with En-Suite, Second Bedroom with En-Suite, Two Further Bedrooms and a Family Bathroom.

Externally the property enjoys;
Off-road parking for several vehicles, front & rear gardens.



EPC Rating: D.



Chartered Surveyors, Auctioneers and Estate Agents

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DESCRIPTION OF PROPERTY

Enter through a timber multi-pane obscured glazed door into a generously sized Entrance Hall which enjoys ceramic tiled floors, central ceiling light point and a half turn staircase leading to the First Floor Landing with an understairs storage cupboard. The Dining Room is a spacious reception room with engineered wood flooring and double glazed sliding doors leading to the rear garden. The Dining Room opens into the Lounge which is a sizeable reception room with timber double glazed windows to the front elevation and two sets of uPVC French doors providing access to the side and rear gardens. The room benefits from a wall mounted electric fire and provides ample space for freestanding furniture. Situated to the front of the property, the Sitting Room is a spacious reception room with a contemporary gas fireplace, engineered wood flooring, a timber double glazed bay window to the front elevation and a timber double glazed window to the side elevation. The Kitchen/Breakfast Room has been comprehensively fitted with a range of wall and base units with roll top laminate work surfaces and freestanding island with breakfast bar. Integral appliances to remain include; a 'Serena' electric oven, a four ring gas hob with extractor fan above, microwave, fridge freezer and dishwasher. The Utility Room has been fitted with a range of base units with laminate work surfaces and an inset stainless steel sink. Space and plumbing has been provided for freestanding appliances. The Utility Room further offers a wall mounted 'Ideal Classic' gas central heating boiler and a composite double glazed door to the side elevation. The Cloakroom has been fitted with a two piece white suite comprising; a low level WC and a wall mounted hand basin with tiled splashbacks.

The First Floor Landing is accessed via a half turn staircase from the Entrance Hall and benefits from laminate flooring, an airing cupboard housing hot water tank with linen storage, a loft hatch with pull down ladder to fully boarded and insulated loft space and timber double glazed windows to the side and front elevations. The Master bedroom is a spacious double bedroom which enjoys timber double glazed French doors with a Juliette balcony overlooking the rear of the property, timber double glazed windows to the front elevation, laminate flooring and recessed ceiling spotlights. A door leads to an En-Suite Bathroom which has been fitted with a five piece white suite comprising; a panelled bath, a corner shower cubicle, 'his & hers' wall mounted wash basins, a low level dual flush WC and a bidet. Located to the front of the property, Bedroom Two is a generous double bedroom which offers laminate flooring, three wall mounted lights and timber double glazed windows to the front elevation. A door leads to an En-Suite Shower Room has been fitted with a four piece white suite comprising; a corner shower cubicle, a pedestal wash basin, a low level WC and a bidet. Bedroom Three is a further double bedroom which enjoys a timber double glazed window to the rear elevation and laminate flooring. Currently utilised as a Study, Bedroom Four enjoys a timber double glazed window to the rear elevation, laminate flooring and a built-in cupboard with shelving. The Family Bathroom has been fitted with a contemporary three piece white suite comprising; a panelled bath with electric shower over, a vanity unit mounted wash basin and a low level dual flush WC.

GARDENS & GROUNDS

No. 31 Hollyhock Drive is approached off the road onto a private tarmac driveway providing parking for several vehicles. To the front of the property is a lawned garden and paved central pathway. The side and rear gardens can be accessed via a side timber pedestrian gate. The garden comprises of predominantly lawned and decked areas. The garden is enclosed by a timber fencing with mature shrubs, trees and plants. To the side of the property is a decked garden with steps leading up to a lawned area beyond which is a timber built garden shed. The property enjoys a private setting ideal for outside entertaining and dining.

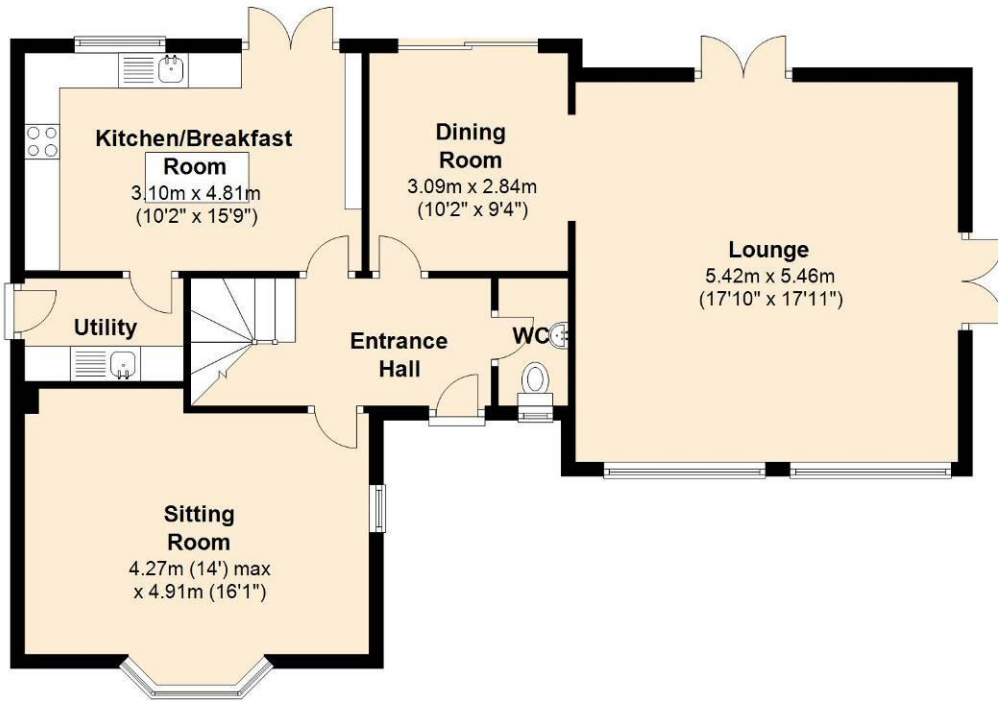
SERVICES & TENURE

We have been reliably informed all mains services are connected and the property is freehold.



Ground Floor

Approx. 81.5 sq. metres (877.3 sq. feet)



First Floor

Approx. 85.9 sq. metres (924.9 sq. feet)

