



21 St. Michaels Way

Brackla, Bridgend, CF31 2BT

Price £485,000

HARRIS & BIRT



A deceptively spacious detached property occupying a corner plot on the popular Brackla development on the outskirts of Bridgend town centre. The particularly flexible and immaculately presented accommodation briefly comprises: entrance hall, living room, dining room, kitchen/breakfast room, utility room, snug, study, shower room and WC to the ground floor. Upstairs offers master bedroom with en suite, a further three double bedrooms and a family bathroom. Outside offers off road driveway parking and private wrap around gardens to the front, side and rear.

Brackla is conveniently situated offering excellent access to Bridgend Town Centre and all its amenities including shops, schooling and public transport links. Easy access to the M4 Motorway brings other areas like Cardiff City Centre and Swansea within comfortable commuting distance. Access to McArthur Glen with cinemas, shops and restaurants.

- Substantial Detached Property
- Four Good Sized Bedrooms
- Immaculately Presented
- Popular Development
- EPC Rating - D
- Extremely Versatile Accommodation
- Five Reception Rooms
- Private Wrap-Around Gardens
- Close to Local Amenities

Accommodation

Ground Floor

Entrance Hallway 9'4 x 13'2 (2.84m x 4.01m)

The property is entered via solid front door with decorative glazed panels and further decorative glazed window to side into central hallway. Stairs to first floor. Understairs storage cupboard. Engineered oak flooring. Vertical radiator. Ceiling spotlights. Doors to all ground floor rooms.

Living Room 11'3 x 25'1 (3.43m x 7.65m)

Bay window overlooking front garden. Double French doors opening onto rear patio. Central feature fireplace with gas fire with decorative hearth and surround. Continuation of wood flooring from hall. Radiators. Pendant ceiling lights. Double doors into dining room.

Dining Room 9'4 x 11'4 (2.84m x 3.45m)

Double doors from the living room. Large bay window overlooking rear garden. Continuation of wood flooring. Radiator. Central pendant ceiling light.

Kitchen 8'4 x 13'4 (2.54m x 4.06m)

Modern fitted kitchen with features to include; range of wall and base units with granite worksurfaces over and matching upstands. Inset single bowl sink with curved mixer tap. Counter top five ring gas hob with granite splashback. Wall mounted extractor fan over. Full height integrated fridge with matching decor panel. Undercounter dishwasher with matching decor panel. Inset eyeline electric oven and grill. Inset microwave. High shine porcelain tiled floor with matching skirting. Window overlooking rear garden. Vertical radiator. Ceiling spotlights. Cupboard housing Worcester gas boiler. Archway through to breakfast room.

Breakfast Room 9'0 x 8'0 (2.74m x 2.44m)

Double French doors opening onto rear garden. Continuation of flooring from kitchen. Radiator, Ceiling spotlights. Door to utility room.

Utility Room 8'6 x 6'11 (2.59m x 2.11m)

Wall and base units to match kitchen with granite worksurfaces and matching upstands. Inset single bowl sink with curved mixer tap. Full length integrated freezer with

matching decor panel. Undercounter integrated washing machine with matching decor panel. Space for undercounter tumble dryer. Obscure part glazed door to rear. Further window to rear. Continuation of flooring from breakfast room. Radiator. Ceiling spotlights.

Snug/Study 21'2 x 8'0 (6.45m x 2.44m)

Window overlooking front garden. Continuation of flooring from hallway. Radiator. Pendant ceiling light. Opening through to study. Double French doors opening onto front patio. Continuation of flooring from snug. Window overlooking front. Pendant ceiling light. Door to shower room.

Shower Room 5'0 x 8'0 (1.52m x 2.44m)

Full width shower with easy access door wall mounted Mira electric shower. Low level WC. Pedestal wash hand basin with taps. Obscure glazed window to front. Wall mounted towel warmer. Fully tiled walls. Tiled flooring. Pendant ceiling light. Wall mounted heater.

WC 2'10 x 4'11 (0.86m x 1.50m)

Low level dual flush WC. Vanity unit containing inset sink and mixer tap with tiled splashback. Obscure glazed window to front. Tiled floor. Radiator. Ceiling spotlight.

First Floor

Landing 12'10 x 9'8 (3.91m x 2.95m)

Carpet central staircase from ground floor onto first floor landing. Airing cupboard housing hot water tank and shelving. Loft access hatch. Fitted carpet. Ceiling spotlights. Doors to all first floor rooms.

Master Bedroom 11'3 x 11'5 (3.43m x 3.48m)

Large window overlooking front. Fitted wardrobes with sliding doors. Fitted carpet. Radiator. Pendant ceiling light. Door to en suite.

En Suite 6'2 x 6'7 (1.88m x 2.01m)

Modern en suite with features to include; shower cubicle with wall mounted Mira electric shower and shower curtain. Granite worktop with countertop sink, waterfall mixer tap, granite splashback and storage underneath. Low level dual flush WC. Obscure glazed window to front. Part tiled walls. Porcelain tiled floor. Radiator. Pendant ceiling light.

Bedroom Two 11'5 x 10'6 (3.48m x 3.20m)

Window overlooking front. Fitted wardrobe with sliding doors. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Three 11'3 x 8'6 (3.43m x 2.59m)

Window overlooking rear. Fitted wardrobe with sliding doors. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Four 8'4 x 9'2 (2.54m x 2.79m)

Window overlooking rear. Wood effect laminate flooring. Radiator. Pendant ceiling light.

Bathroom 9'4 x 6'0 (2.84m x 1.83m)

Four piece suite with features to include; panelled bath with mixer tap and shower head attachment. Low level dual flush WC. Pedestal wash hand basin with hot and cold tap. Bidet. Obscure glazed window to rear. Fully tiled walls. Tiled floor. Wall mounted vertical towel warmer. Ceiling spotlights.

Outside

Off road driveway parking for two vehicles to the front with a path round to the side leading to the main entrance. Gently sloping garden to the front with outlook onto open land, wrapping around to the side of the property with a pedestrian gate to the rear. The rear garden is laid to lawn with a spacious patio with access from the living room, kitchen and utility room leading to area of lawn with planted borders, and sleepers offering raised beds. Fence and wall boundaries. .

Services

All mains services are connected to the property. Heating via gas. UPVC double glazing throughout. Freehold

Directions

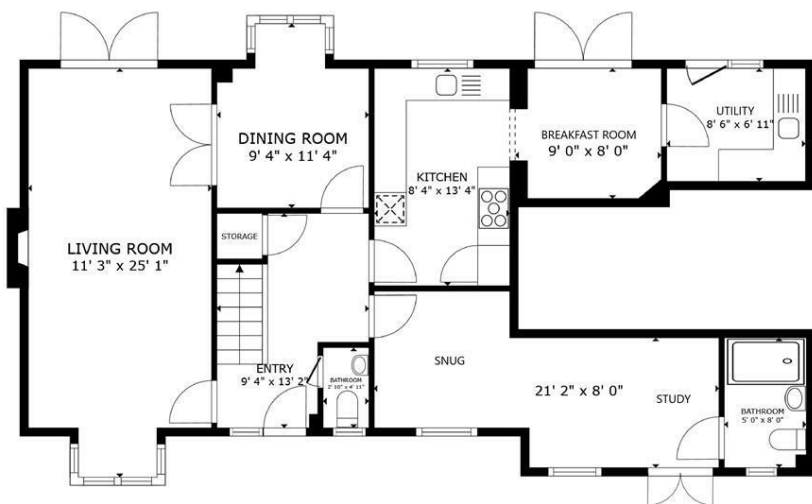
From our offices at 65 High Street head up Westgate and turn onto Darren Hill. Follow the A48 to Bridgend and once you reach Waterton Cross roundabout take the last exit onto the A473 Waterton Road. At the next roundabout take the second exit onto Coychurch Road. At the next roundabout take the first exit onto Brackla Way. Then at the next roundabout take the third exit onto Church Acre. Follow the road and turn left onto Raphael Avenue. At the junction turn right onto St Michael's Way. Follow the road and take the next right and the property will be at the end of the lane on your left.











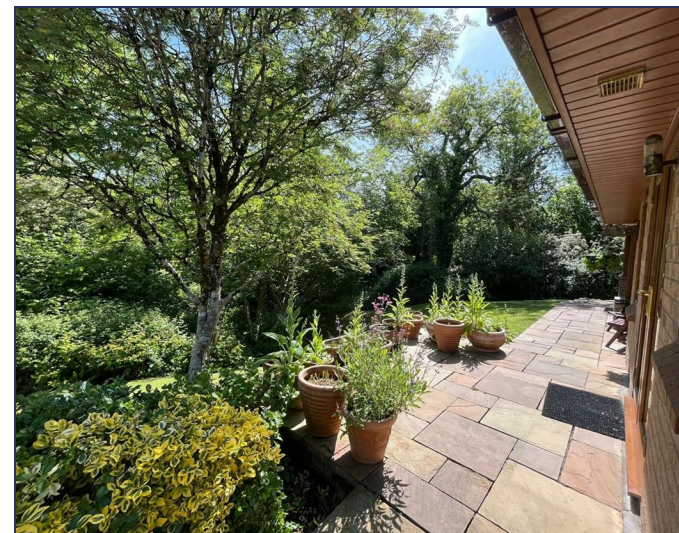
FLOOR 1



FLOOR 2

HARRIS & BIRT
CHARTERED SURVEYORS &
ESTATE AGENTS

GROSS INTERNAL AREA
FLOOR 1 955 sq.ft. FLOOR 2 651 sq.ft.
TOTAL: 1,606 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge
65 High Street, Cowbridge, CF71 7AF
01446 771777 cowbridge@harrisbirt.co.uk

Cardiff
359 Caerphilly Road, Cardiff, CF14 4QF
02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

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