



hrt

herbert r thomas

hrt.uk.com

19 St. Michaels Way

Brackla,

Bridgend,

CF31 2BT

19 St. Michaels Way

Asking price **Fixed**

£430,000

A generous well proportioned five bedroom detached property located in a leafy cul-de-sac location on the sought-after Coity end of Brackla. The property benefits from two ensuite shower rooms, large open plan kitchen/living family space and

Generously proportioned five bedroom detached

Two ensuite shower rooms

Open plan kitchen/family living space

Two further generous sized receptions

Cul-de-sac location

Sought-after Coity end of Brackla, enjoying quick commuter access via Junction 36 of the M4

Enclosed landscaped rear garden

Viewing is highly recommended





Situated in a pleasant cul-de-sac location on the sought-after Coity end of Brackla, is this generously proportioned five bedroom detached home with contemporary open plan living spaces, two reception rooms and two ensuites. The property is entered via a PVCu double glazed door flanked by window into an entrance hallway with Velux window, vaulted ceiling, PVCu obscure glazed window to the side, a staircase rising to the first floor landing with downstairs cloakroom under, double doors to the lounge and a door to the open plan kitchen/family space. The lounge has a bay window to front, solid oak flooring, double doors to the open plan family space and a further doorway to the sitting room. The sitting room has a bay window to the front and doorway to a generous utility room. The utility room houses a valiant wall mounted combination boiler and has a PVCu double glazed door flanked by window overlooking the rear garden. It has been fitted with a matching range of base and eyelevel units with square top workspace over, a stainless steel sink unit with swan neck mixer tap, tiled flooring, plumbing and space for two appliances and space for fridge/freezer. The Open Plan kitchen/family space offers contemporary modern living with large bi-folding doors overlooking the rear garden, a continuation of the oak flooring and coving to ceiling. The kitchen has been fitted with a matching range of base and eyelevel units with rolltop workspace over. There is a one and a half bowl stainless steel sink unit with mixer tap, built in double oven, integrated fridge/freezer, integrated dishwasher, pull-out larder rack, four ring gas hob with complimentary extractor hood over, tiled splash backs, tiled flooring and windows to the front and rear. The downstairs toilet is tiled and fitted with a two piece suite comprising of toilet and wash hand basin. To the first floor, the landing has loft inspection points and doorways to all bedrooms and the family bathroom. The bathroom has been fitted with an oak panelled bath with centrally mounted telephone style mixer tap, a bespoke vanity wash hand basin with granite top and

low level WC. There are tiled splash backs to the wet areas, laminate flooring and an obscure glazed window to the rear. Bedrooms four and five have PVCu double glazed windows to the rear and bedroom five has laminate flooring. The third bedroom is a generous double room with dormer with PVCu double glazed window to the front and a range of built-in wardrobes. The second bedroom, formerly the master suite, has a PVCu double glazed window to the front, a sliding double mirrored wardrobe and archway leading through to a dressing area. The dressing area has a vanity unit wash hand basin, vinyl flooring, a

mirrored sliding double wardrobe and door to an ensuite shower room. The ensuite has been fitted with a two piece suite comprising of double shower cubicle and low-level WC. There is full height tiling to walls and an obscure glazed window to the rear. The master bedroom has been fitted with a range of built-in wardrobes, PVCu double glazed window to the front and doorway to an ensuite shower room. The ensuite has been fitted with a three-piece suite comprising of bespoke vanity unit wash hand basin, low-level WC and a double corner shower cubicle. There is an obscure glazed PVCu window to side, shaver point and extractor fan. Outside to the front of the property is an open plan garden boarded by cast iron railings and laid to block paved driveway, providing ample off-road parking. To the rear is a generous garden recently landscaped by the current owners with flagstone patio and seating areas. There is a raised deck with 9' x 6' shed to remain and large lawned area. Viewings on the property highly recommended to appreciate the location and size on offer.





Directions

From junction 35 of the M4 (Pencoed) travel south along the dual carriage way signposted Pencoed. Proceed over the first roundabout (Mercedes Garage). Proceed to the next roundabout and take the fourth exit signposted Coity. Proceed along this road, under the railway bridge and put to the roundabout taking the first left hand turning. At the next roundabout take the third exit and proceed along Church Acre for approximately 800m (half a mile). Turn left onto Raphael Avenue and follow the road to the end bringing you onto St Michaels Way, where the property will be found at the end of the cul-de-sac on the left hand side as indicated by our for sale board.

Tenure

Freehold

Services

All main services
Council Tax Band E
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas


hrt.uk.com

hrt
herbert r thomas

The Toll House, 1 Derwen Road, Bridgend, Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com

hrt Est. 1926 

11/12/23, 9:17 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
18 ST MICHAEL'S WAY BRIDGEN MIDGLAMORGAN CF31 1LH	Energy rating C	Valid until: 8 December 2036 Certificate number: 9296-2483-7020-2100-2055
Property type Total floor area	Detached house 176 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-landlords		
Energy rating and score		
This property's current energy rating is C. It has the potential to be B. See how to improve this property's energy efficiency.		<p>The graph shows this property's current and potential energy rating.</p> <p>Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>
		

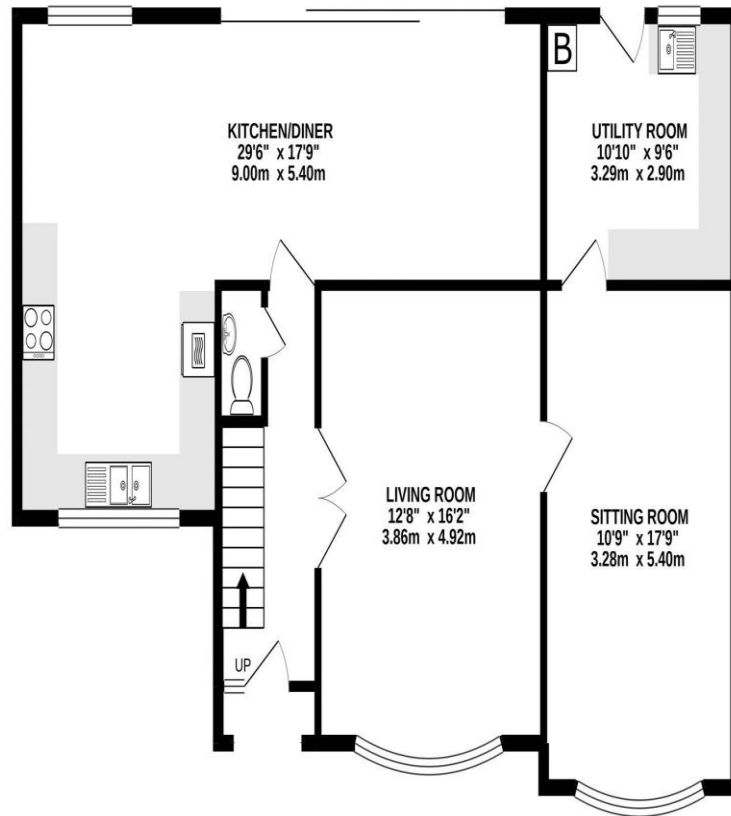
<https://find-energy-certificate.service.gov.uk/energy-certificates/9296-2483-7020-2100-2055/summary>

1/4

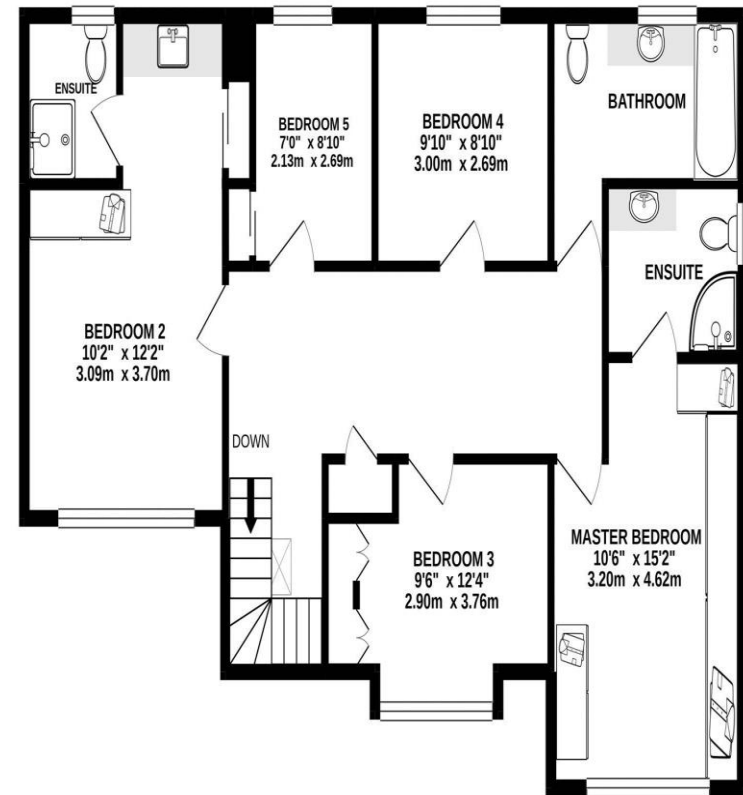
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



GROUND FLOOR
968 sq.ft. (89.9 sq.m.) approx.



1ST FLOOR
919 sq.ft. (85.4 sq.m.) approx.



TOTAL FLOOR AREA : 1887 sq.ft. (175.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2020

