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57 Priory Oak

Brackla,
Bridgend,
CF31 2HZ

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Asking price **£399,950**

Situated in the highly sought-after Priory Oak in Brackla within close proximity to local schools, shops and amenities is this recently renovated four bedroom detached property with a generous garden plot and ample off-road parking.

Spectacular garden plot

Driveway offering off-road parking

Ideal family home

Four generous size bedrooms

Bathroom and shower room

Recently renovated throughout

Two reception rooms and utility room

Situated on the highly sought-after Priory Oak

Close proximity to local schools, shops and amenities

Viewings are highly recommended





This well-presented four bedroom detached property on a generous plot with off-road parking situated in the sought-after Priory Oak of Brackla within close proximity to schools, shops, local amenities and junction 36 of the M4. The property is entered via a partially glazed composite door into an entrance hallway laid to carpet with staircase rising to the first floor landing and doorways to the kitchen/diner, lounge, shower room, utility room, door to storage cupboard on entrance and door to storage cupboard underneath the stairs. The kitchen has been fitted with a matching range of Wren base and eye level units with squared worktop space over and consists of sink with instant hot water tap, Neff appliances which include four ring burner gas hop with complimentary fan overhead, double eye level oven that also functions as microwave and grill. There is an integral freezer, space for fridge/freezer and ample storage throughout with under eye level unit lights, double glazed UPVC window to the rear and secure double glazed UPVC door to the side giving access to the garden. The lounge is an impressive size room laid to laminate flooring with large double glazed window to the front and doorway through to the dining room. The dining room is another ample size room laid to laminate flooring with serving hatch through to kitchen and double glazed UPVC sliding doors to the rear. The shower room has been fitted with a three-piece suite comprising; vanity low-level WC, vanity wash hand basin with storage beneath and shower suite. There are tiled walls to the wet areas, half height tiling to walls, obscure glazed window to the side and a chrome ladder radiator. The utility room is a spacious size room laid to laminate flooring, houses the combination style boiler, fitted worktop surfaces, space for two appliances, a double glazed UPVC window to front and a double glazed UPVC door to the side.

To the first floor landing there is a loft inspection point, double glazed window to the front, doorways to all four bedrooms, family bathroom and storage cupboard. The master bedroom is an impressive size double bedroom laid to carpet, ample space for furniture with a double glazed UPVC window to the front. Bedroom two is another generous size double room laid to carpet with a double glazed UPVC window to the rear. Bedroom three is another well-proportioned double room laid to carpet with a double glazed UPVC window to the rear. The fourth bedroom is a well-proportioned size room laid to carpet with a double

glazed window to the front. The family bathroom has been fitted with a three-piece suite comprising; a vanity unit WC, wash hand basin with additional storage and bath with showerhead. There are fully tiled walls, spotlights, chrome radiator and secure glazed window to the side. To the front of the property is a brick paved driveway providing ample off-road parking and a gated side access to the rear garden. To the rear of the property is a substantially large and mature wraparound garden plot, which is fully enclosed by feathered fence, there is a raised patio section which enjoys the sun throughout the day, pathway to the greenhouse and summer shed/workshop which benefits from power and security lights. Additional section hidden to the side which houses shed and potential for more storage options. The main section garden is laid to lawn.

Viewings are highly recommended to appreciate the offer in hand.





Directions

From our office on Derwen Road continue to join Norton Street and follow the road as it bears left. Proceed up the hill and at the traffic lights turn right onto Tremains Road. Continue straight and at the next set of traffic lights proceed ahead. At the roundabout take the first turning left into Brackla and at the next roundabout take the first left. Continue on this road and take the second left onto Priory Oak. Continue to the bottom section of the street where the property can be found on the left hand side.

Tenure

Services

All mains
Council Tax Band
EPC Rating

3/26/24, 4:01 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
17, Priory Oak BRACKLA CF31 1LH	Energy rating C	Valid until: 9 September 2030 Certificate number: 8960-7221-2865-1235-8392
Property type Detached house Total floor area 130 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/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance		
Energy rating and score This property's energy rating is C. It has the potential to be B. See how to improve this property's energy efficiency		
The graph shows this property's current and potential energy rating. 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. For properties in England and Wales: the average energy rating is D the average energy score is 60		

<https://find-energy-certificates.service.gov.uk/energy-certificates/8960-7221-2865-1235-8392/priory-oak>

Viewing strictly by appointment through Herbert R Thomas

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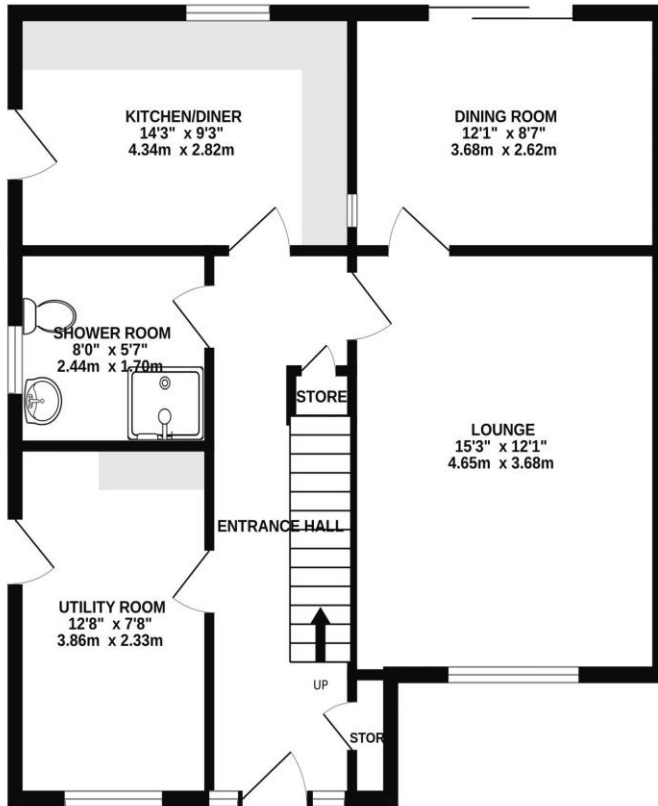
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hrt Est. 1926 **RICS**

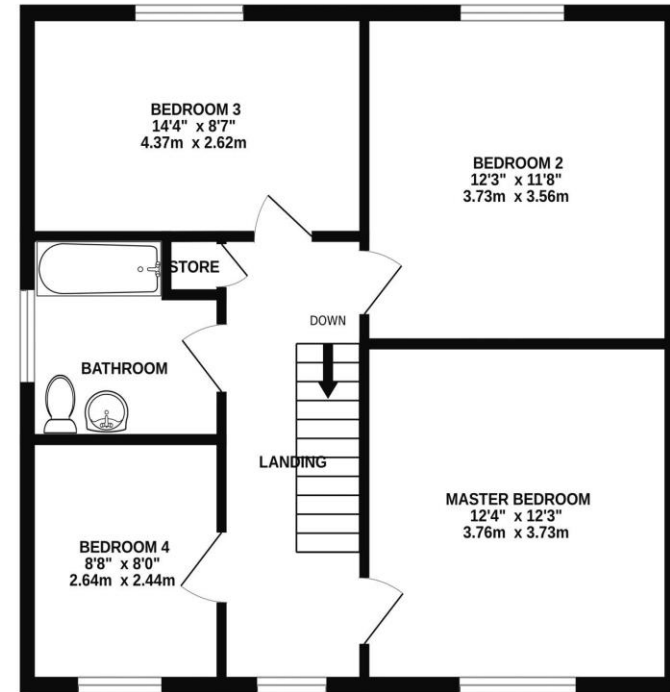
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 1276 sq.ft. (118.5 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.
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