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82 Priory Oak
Brackla, Bridgend, CF31 2HZ

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82 Priory Oak

Asking price **£365,000**

Located in a popular cul de sac, just a short walk from the Brackla Triangle and all its amenities is this deceptively spacious four bedroom detached home. The property benefits from an inviting entrance hall with gallery landing, two reception rooms and an integral garage with power and light.

Four bedroom detached property

Sought after location

Within walking distance to all the local amenities

Two reception rooms

Integral garage & driveway parking

****Check out the 360 virtual tour****





The property is entered via a composite door positioned to the side which opens into the hallway. There are additional glass side screens allowing extra light into the area. The hall is tiled, generous in size with the staircase leading to the first floor, an under stairs open area and doors to the lounge, dining room and cloakroom/WC.

The cloakroom is fully tiled with a window to the front. The suite comprises a vanity unit with wash hand basin, WC and a chrome towel rail. The lounge is a generous size with window to the rear overlooking the garden. There is also a large full length feature window to the front. The room is carpeted and has a glass side screen allowing light from the hallway. The dining room has patio doors to the rear leading onto the garden. Laminate flooring flows throughout the room with plenty of space for a family sized table. A doorway leads through to the kitchen. The kitchen is fitted with a range of base wall and drawer units with complementary work surfaces and a 1.5 bowl sink unit. There is a four burner gas hob with extractor hood, double oven, built in microwave and space for a washing machine. Integrated appliances include an under counter fridge. The walls are part tiled with a window to the rear and tiled flooring. A wall hung Worcester boiler is concealed in one of the cupboards and there is a doorway leading straight into the garage.

The stairs are carpeted along with the spacious open gallery landing. All four bedrooms and the family bathroom lead off from the landing. There is large storage cupboard which houses the hot water tank and also a loft hatch allowing access to the attic. The main bedroom has a window to the rear and a range of fitted wardrobes with matching chest of drawers and fitted carpet. Bedroom two also lies to the rear with a window overlooking the garden. There are two sets of built in wardrobes with plenty of hanging and storage space and fitted carpet. Bedroom three is a further double room with a pitched roof and Velux skylight window. There is a door to an under eaves storage area and fitted carpet. Bedroom four is a smaller double room with window to the front and fitted carpet. Finally, the family bathroom comprises a panelled bath with

thermostatic rainfall shower, vanity unit wash hand basin inset and a WC. The room is fully tiled with a window to the rear and tiled flooring.

The property is approached by an interlocking brick driveway allowing off road parking for multiple vehicles. The integral garage has an up and over door with a personal door giving access straight from the property. There is power, light and a door to the side allowing access to the garden. The rear garden is low maintenance and laid to two levels of patio. The westerly facing garden is generous in size and surrounded by block built boundary walls and wooden fencing.





Tenure

Freehold

Services

All mains
Council Tax Band E
EPC Rating C

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

Energy performance certificate (EPC)			
62 Priory Way Bridgend CF31 1LH CF31 1LH	Energy rating C	Valid until 11 August 2021	Certificate number 6000-7087-6423-2156-1881
Property type Detached house		Total floor area 101 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/landlords-exemptions https://www.gov.uk/guidance/landlords-exemptions			
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			

Directions

From our office on Derwen Road continue to join Norton Street and follow the road is 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. Take the first left and continue down this road where the property will be found

Viewing strictly by appointment
through Herbert R Thomas

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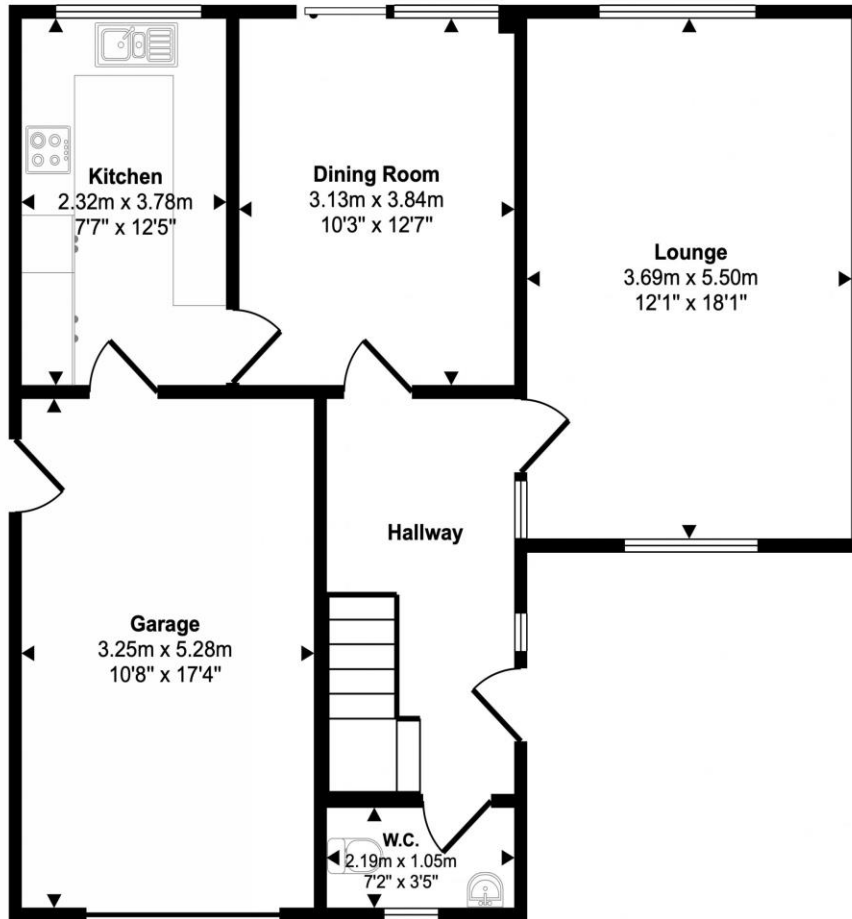
hrt Est. 1926



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.



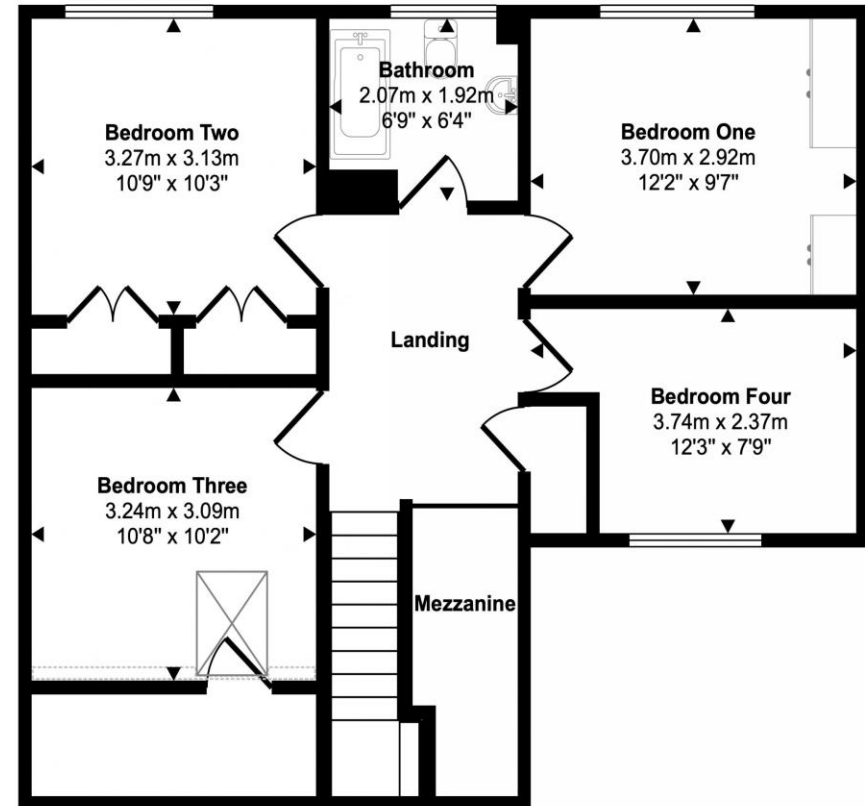
Approx Gross Internal Area
135 sq m / 1456 sq ft



Ground Floor

Approx 73 sq m / 785 sq ft

Denotes head height below 1.5m



First Floor

Approx 62 sq m / 671 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

