



Honeysuckle Way, Brackla, Bridgend County. CF31

DanielMatthew
ESTATE AGENTS

Honeysuckle Way, Brackla, Bridgend County. CF31 2NT

Offers In Excess Of £375,000

* Superb Size Family Home * Daniel Matthew are pleased to offer for sale this large family home situated on the popular estate of Brackla. Comprising hallway, cloakroom, three reception rooms, open plan 'L' Shaped kitchen/diner, conservatory, utility room and bedroom five to the ground floor. To the first floor four double bedrooms with ensuite's to Master and bedroom two, large family bathroom. Further benefits off road parking, garden to front and rear. Hot tub to remain. Close to local amenities and transport links to the M4 motorway. This property is a must see, call our team to arrange an appointment 01656 750764.

Entrance

Enter via UPVC double glazed door with side panel to hallway, textured ceiling, plain walls, tiled flooring, stairs to first floor, doors leading to ground floor rooms.

Cloakroom/w.c

UPVC double glazed obscured window to front aspect, low level WC, wash hand basin, tiled floor.

Lounge

(10' 9" x 16' 1") or (3.28m x 4.89m)

UPVC double glazed window to front aspect, textured ceiling, plain walls with feature, carpet flooring, radiator.

L-Shaped Kitchen Diner

Kitchen Area - 4.17 x 2.67 - UPVC double glazed window to rear aspect, textured ceiling, tiled splashback. Matching wall and base units, plumbing for dishwasher, space for Range cooker, stainless steel sink/drainer, tiled flooring, door to sitting room.

Dining Area - 2.48 x 3.18 - UPVC double glazed patio doors leading to rear garden, textured ceiling, plain walls with feature, laminate flooring, radiator, door to utility room.

Utility Area

Plumbing for washing machine, space for tumble drier, space for fridge/freezer, door to Bedroom Five.



Sitting room

(10' 9" x 9' 9") or (3.27m x 2.98m)

UPVC double glazed patio doors leading to conservatory, textured ceiling, papered walls, laminate flooring, radiator.

Conservatory

(9' 7" x 9' 3") or (2.92m x 2.82m)

UPVC built conservatory with dwarf wall, under floor heating, French doors leading to rear garden.

Bedroom Five

(10' 2" x 11' 8") or (3.11m x 3.56m)

UPVC double glazed window to front aspect, textured ceiling, papered walls, carpet flooring, radiator.

Landing

Textured ceiling, access to loft, plain walls, carpet flooring, doors leading to first floor rooms.

Master Bedroom

(12' 0" x 10' 11") or (3.67m x 3.33m)

UPVC double glazed window to front aspect, textured ceiling, papered walls, carpet flooring, radiator, fitted wardrobes, door to ensuite.

En Suite

UPVC double glazed obscured window to front aspect, tiled walls, low level WC, wash hand basin with vanity unit beneath, shower cubicle.

Bedroom Two

(10' 4" x 12' 4") or (3.16m x 3.77m)

UPVC double glazed window to front aspect, textured ceiling, papered walls, carpet flooring, radiator, fitted wardrobes, door to ensuite.

En Suite

Panelled walls, low level WC, wash hand basin, shower cubicle, vinyl flooring.

Bedroom Three

(7' 1" x 11' 9") or (2.17m x 3.57m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls with feature, carpet flooring, radiator, built in wardrobe.

Bedroom Four

(10' 2" x 10' 5") or (3.10m x 3.18m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls, carpet flooring, radiator.

Bathroom

UPVC double glazed obscured window to rear aspect, low level WC, wash hand basin, inset bath, shower cubicle, vinyl flooring, radiator.



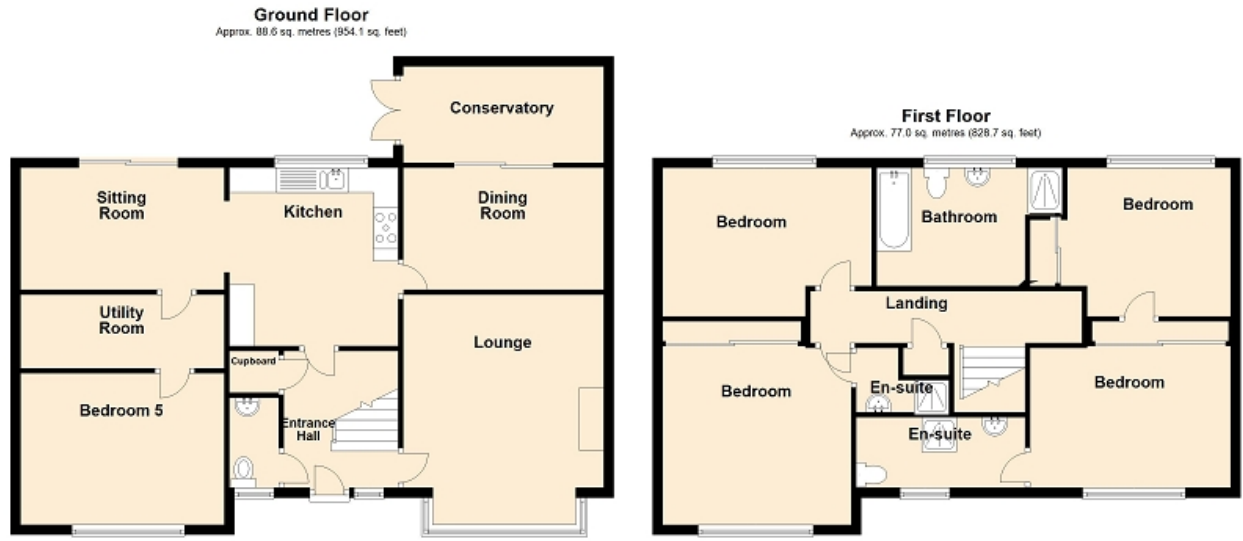
Outside

Front - Laid to lawn, parking for two vehicles, side access to rear garden.


Rear - Well presented garden, patio area with raised siting area, fenced boundaries, shed and Hot Tub to remain.

VENDOR COMMENTS

Range cooker, dishwasher, chest freezer and fridge are to remain at the property. Three sheds to rear garden are fitted with electric points with an electric roller door to one shed which is currently used as a gym. Hot tub to remain.



Total area: approx. 165.6 sq. metres (1782.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.