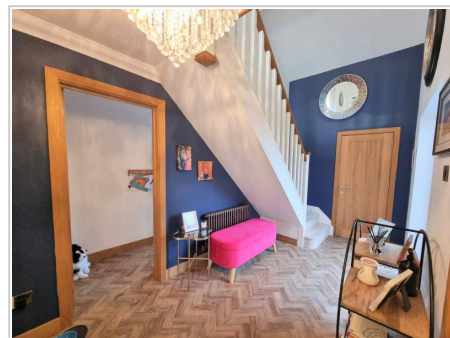


1 Priory Oak
Brackla
Bridgend County
CF31 2HY

£424,995



- FOUR BEDROOM DETACHED WITH TWO MAIN RECEPTION ROOMS
- LOUNGE, CONSERVATORY AND PLAYROOM
- KITCHEN/DINER WITH STUNNING QUARTZ WORKTOPS AND CENTRE ISLAND
- CLOAKROOM
- UTILITY ROOM
- FOUR DOUBLE BEDROOMS
- FAMILY BATHROOM
- GARDENS TO FRONT AND REAR WITH PARKING FOR MULTIPLE VEHICLES
- CLOSE TO BRIDGEND TOWN AND AMMONITES

Ref: ~~PM10835~~ **PM10835**/IEW WITH 360 TOUR

Viewing Instructions: Strictly By Appointment Only

General Description

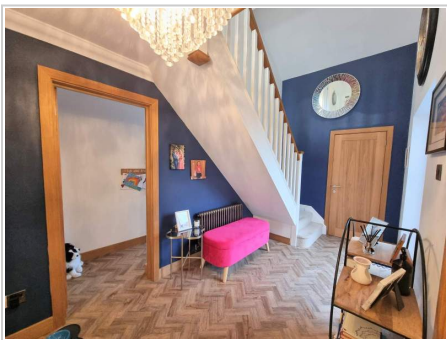
* BEAUTIFULLY PRESENTED FAMILY HOME * Daniel Matthew are pleased to offer for sale, this four bedroom detached property situated in a sought after area of Brackla. Located within walking distance of the shopping precinct The Triangle and local amenities of doctors surgery, dentist, community centre and good transport links. Property comprises two main reception rooms, kitchen/diner with beautiful centre piece quartz top island, Conservatory family room with a new roof windows and stunning bi fold doors out to the beautiful patio and garden, converted garage with utility room and playroom/study and cloakroom. To the first floor four double bedrooms and beautiful family bathroom. Further benefits larger than average driveway leading to car port, garden to front and rear. Close proximity to Bridgend town centre and train station. Call to arrange an appointment on this family home.

Accommodation



Entrance Porch

Enter via UPVC porch with glass and brick wall and tile flooring.



Entrance Hallway

Exquisite spacious entrance hall with luxury vinyl tile flooring, plain walls, plain ceiling, radiator, beautiful staircase with access to the first floor, access to the kitchen, cloakroom, playroom and oak and glass double doors to the lounge.



WC

UPVC window to front aspect, two piece suite with low level WC, vanity unit bath hand basin, radiator, plain walls, plain ceiling, half tile walls and luxury vinyl tile flooring.



Lounge

UPVC double glazed window to front aspect, cosy lounge with plain walls, plain ceiling, carpet flooring, radiator and oak and glass double doors opening to the conservatory.



Kitchen/ Diner

UPVC double glazed window to rear aspect, Matching wall and base units, integrated appliances include the dishwasher, feature range cooker with extractor hood, integrated fridge, quartz worktops with tile splash back, composite sink with mixer tap, under floor heating with tile flooring, radiator, plain ceiling, plain walls and centre island with quartz worktops which is focal seating point of the kitchen.



Conservatory

Beautiful family space with new ewenny garden centre roof, glass roof with plain ceiling which makes this a warm and perfect family room, plain walls, luxury vinyl tile flooring with under floor heating, Bi fold doors open out to this stunning garden, Aluminium windows make this a lovely room with panoramic views of the garden.



Playroom/Study

UPVC double glazed window to front aspect, converted garage which is now a beautiful playroom/study with plain walls, plain ceiling, radiator and luxury vinyl tile flooring.



Utility Room

Composite door to side aspect, plain walls, plain ceiling, luxury vinyl tile flooring, boiler is housed on the wall, plumbing for a washing machine, space for a fridge freezer.



Landing

Spacious gallery landing with plain walls, plain ceiling, carpet flooring, radiator, airing cupboard and newly fitted attic ladder hatch.



Bedroom One

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



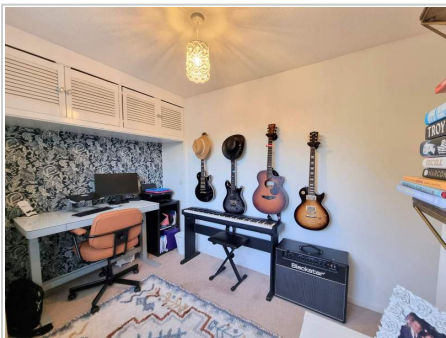
Bedroom Two

UPVC double glazed window to front aspect, plain walls, plain ceiling, carpet flooring and radiator.



Bedroom Three

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



Bedroom Four

UPVC double glazed window to front aspect, overhead storage cupboards, plain walls, textured ceiling, carpet flooring and radiator.



Bathroom

UPVC double glazed window to rear aspect, three piece suite with panel bath with shower over and glass screen to side aspect, low level WC, pedestal wash and basin, heated towel radiator, tile walls and tile flooring with under floor heating.



Outside

Front- Generous private drive with access for multiple vehicles, laid to lawn, block drive, mature bushes and trees, path leading to the front of the property.

Side- Carport with block drive, electric charging point or remain, side gate access to the beautiful garden.

Rear- Generous garden with fence boundary with a generous patio accessed from the rear of the property, steps leading to the laid to lawn, top area for seating and entertaining, must to view to appreciate the size.

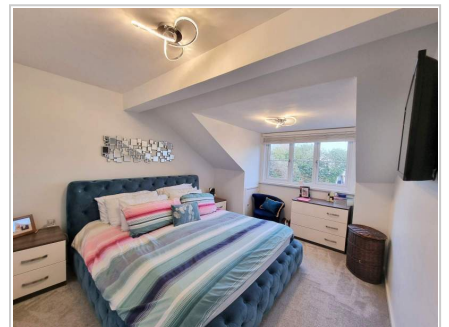
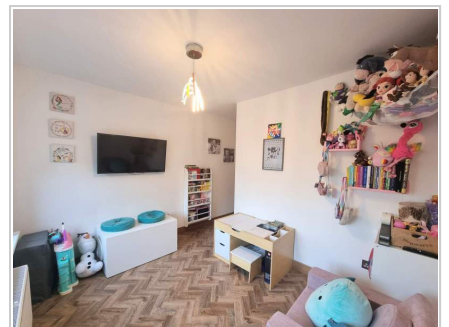
Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D64

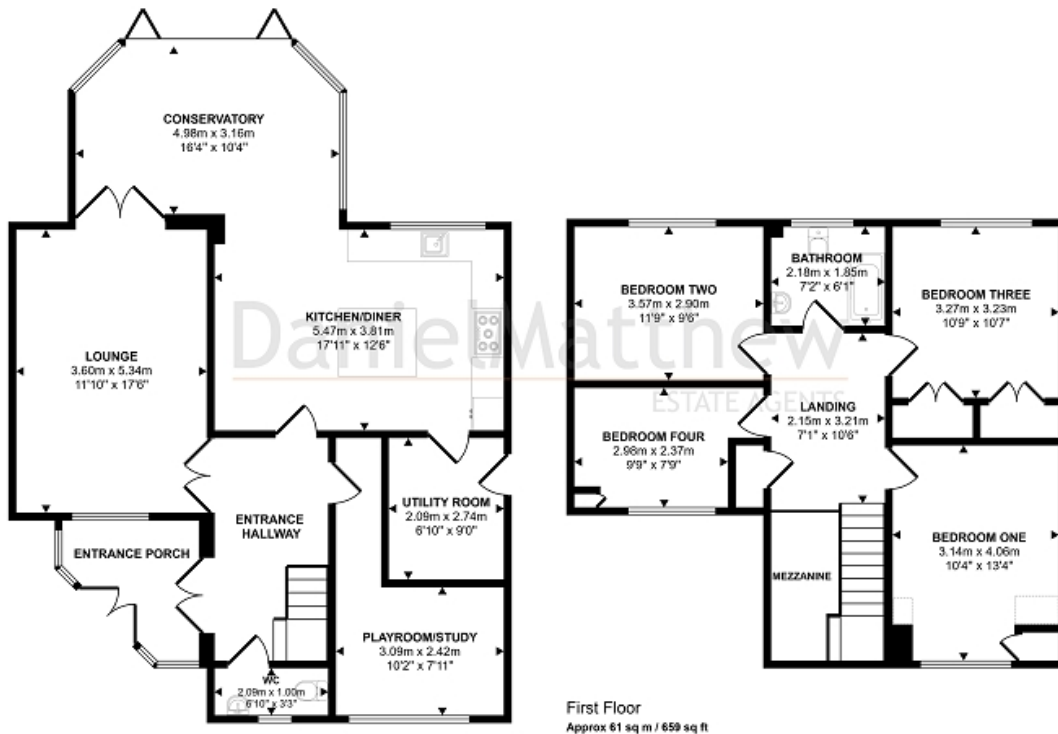
Tenure

We are informed that the tenure is Freehold





Approx Gross Internal Area
164 sq m / 1658 sq ft



Ground Floor
Approx 93 sq m / 999 sq ft

Denotes head height below 1.5m

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.

Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.