

15 St James Park
Brackla
Bridgend
CF31 2NP

£315,000



- Detached Family Home
- Four Bedrooms
- Downstairs Shower Room
- Two Reception Rooms and Utility room
- Immaculate Condition
- Ample Driveway
- Open Aspect To Rear Garden with beautiful views
- Close To Local Schools and M4 Corridor
- Sold with No Chain
- Please Contact Our Team On 01656 750764 To Book Your Viewing

Ref: PRA10517

Viewing Instructions: Strictly By Appointment Only



General Description

"FOUR BEDROOM DETACHED SOLD WITH NO ONGOING CHAIN "Daniel Matthew Estate Agents are delighted to offer this beautifully presented detached family home in a sought after location of brackla and this spacious home offers panoramic views to the rear garden, parking for four vehicles to the front. Property comprises of entrance hall, lounge opening up into the dining area, kitchen, good size utility room, second sitting room with vaulted ceiling, ground floor shower room. To the first floor four bedrooms and family bathroom. Attractive landscaped garden with resin patio. The property is located within walking distance to local amenities and close to junctions 35 and 36 of the M4 motorway. Viewing highly recommended, call today to arrange an appointment on 01656 750764.

Accommodation



Entrance

Enter via UP VC part panel/part glazed front door, plain ceiling, plain walls, stairs leading to first floor, doors leading to all ground floor rooms, under stair storage cupboard, radiator, LVT flooring.

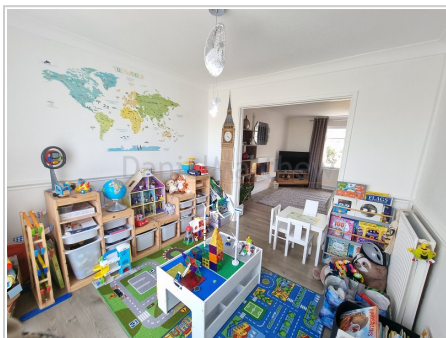
Downstairs Shower Room (7' 06" x 6' 07") or (2.29m x 2.01m)

Plain ceiling with spotlights, three piece white suite comprising double shower cubicle with sliding door, tiled walls with feature boarder, low level WC, vanity wash hand basin, ceramic tiled flooring, extractor fan, radiator.



Lounge (15' 04" x 13' 09") or (4.67m x 4.19m)

UPVC double glazed window to front aspect, plain ceiling, plain walls archway leading to Dining/playroom area, radiator, laminate flooring.



Dining/Family Room (9' 07" x 9' 07") or (2.92m x 2.92m)

UPVC double glazed sliding doors leading to rear aspect, plain ceiling, plain walls, laminate flooring, radiator.



Second Reception Room

UPVC double glazed window to front aspect, vaulted ceiling, plain walls, radiator, laminate flooring.



Kitchen (11' 09" x 9' 05") or (3.58m x 2.87m)

UPVC double glazed window to rear aspect, plain ceiling, modern kitchen with range of wall and base units with complimentary work surfaces, composite sink and drainer with mixer tap over, integrated dishwasher, range cooker, feature glass splashback, extractor hood, space for fridge/freezer, radiator, LVT flooring.



Utility Room (7' 11" x 6' 08") or (2.41m x 2.03m)

UPVC double glazed window to rear aspect, UPVC double glazed door leading to rear garden, plain ceiling, loft access, new combi boiler, complimentary worktop, plumbing for automatic washing machine, space for tumble dryer, LVT flooring.



Landing

UPVC double glazed window to side aspect, plain ceiling, loft access with boarding and shelving in the attic, fitted carpet, storage cupboard with radiator.



Bedroom One (11' 0" x 10' 04") or (3.35m x 3.15m)

UPVC double glazed window to front aspect, plain ceiling, double fitted wardrobes, radiator, carpet flooring.



Bedroom Two (12' 05" x 8' 09") or (3.78m x 2.67m)

UPVC double glazed window to rear aspect, plain ceiling, radiator, laminate flooring.



Bedroom Three (11' 01" x 9' 02") or (3.38m x 2.79m)

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

Bedroom Four (8' 10" x 7' 09") or (2.69m x 2.36m)

UPVC double glazed window to rear aspect, plain ceiling, radiator, laminate flooring.



Bathroom (8' 11" x 4' 08") or (2.72m x 1.42m)

UPVC obscure double glazed window to rear aspect, plain ceiling, three piece white suite comprising panel bath with thermostatic shower, glass screen, low level WC, vanity wash hand basin, chrome radiator, feature tiled wall, tiled flooring.



Outside

Front Garden - Mature trees and plants, large driveway with parking for at least four vehicles, garden laid to lawn, side access to rear garden.

Rear Garden - Beautiful views overlooking Bridgend and toward the Vale of Glamorgan, large resin patio area, decked area with storage space to the side of the property, mature shrubs and plants with artificial grass, access to front of property through side gate, outside tap and power.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D62

Tenure

We are informed that the tenure is Freehold

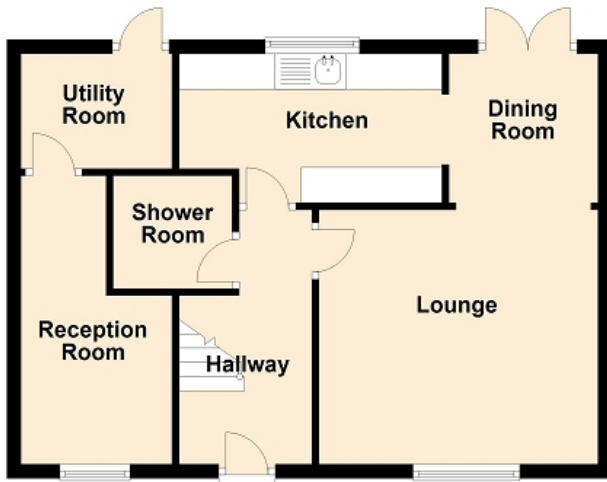
Council Tax

Band D



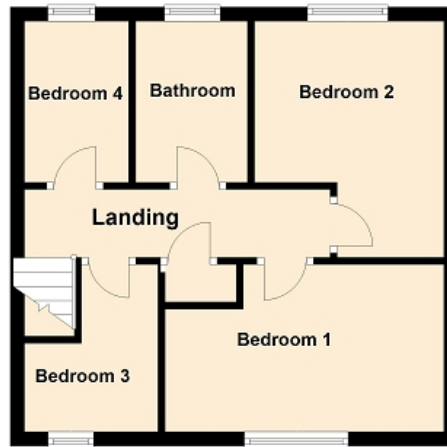
Ground Floor

Approx. 47.4 sq. metres (510.0 sq. feet)



First Floor

Approx. 34.5 sq. metres (370.8 sq. feet)



Total area: approx. 81.8 sq. metres (880.9 sq. feet)

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.