

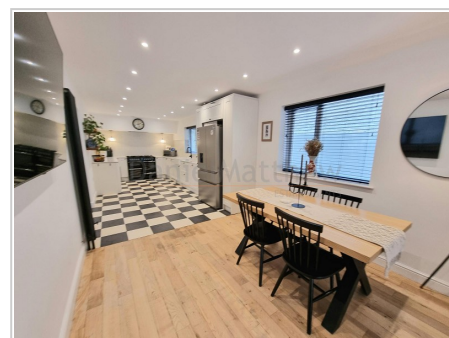
2 The woods Briary Way
Brackla
Bridgend
Bridgend County
CF31 2PT

£499,950



- FOUR BEDROOM STUNNING EXECUTIVE HOME
- ONE OF TWO EXECUTIVE HOMES SET DOWN A PRIVATE LANCE ACCESS WITH A WOODLAND SURROUND
- LOUNGE AND STUDY
- STUNNING WREN KITCHEN/DINING/FAMILY ROOM IS A VERSATILE SPACE
- FIRST FLOOR HOMES THREE BEDROOMS, FAMILY FOUR PIECE BATHROOM AND EN SITE
- SECOND FLOOR HAS A STUNNING PRIMARY AND DRESSING AREA PLUS SPACIOUS BATHROOM
- GARAGE WITH UTILITY AREA
- PRIVATE DRIVE WITH FRONT DRIVE PARKING AND BEAUTIFULLY LANDSCAPED GARDEN
- CLOSE TO LOCAL SHOPS, M4 ACCESS AND SCHOOL CATCHMENTS
- MUST TO VIEW WITH 360 TOUR

Ref: PRA11041



General Description

IMMACULATLY PRESENTED EXECUTIVE THREE STOREY VERSATILE HOME- Enter via a private drive access to a secluded woodland surround, landscaped with a man made pond with a secluded feel and close to local amenities. Enter this executive home to a bright entrance with access to the study, wc, coy lounge with bay window, versatile and immaculate family space with a beautifully installed wren kitchen with a relaxing family room. To the first floor three bedrooms, one hosting an en suite and four piece family bathroom. To the second floor a primary with dressing room and separate 18ft bathroom. Garage with front and side door access hosting a utility area. Landscaped garden and paved drive with newly landscaped garden with pagoda. This executive home set in a quiet and peaceful location close to local amenities is a must to view. Close to bridge, excellent catchment for schools, local shops within walking distance, M4 access.

Accommodation



Entrance

Enter via main door into a spacious hallway with a modern black and white tile flooring, modern black radiator, plain walls, plain ceiling, staircase access and access to the ground floor rooms.



WC

Downstairs wc with a front UPVC double glazed window to front aspect, low level WC, vanity unit modern wash hand basin, modern black radiator, plain walls and ceiling.



Study

Study/Boot room with a cupboard housing the combi boiler, side UPVC double glazed door, plain wall and ceiling, laminate flooring and radiator.



Lounge

Beautiful UPVC double glazed bay window to this modern and cosy lounge, plain walls, plain ceiling, laminate flooring and radiator.



Kitchen/Diner/Family Room

Modern family living space with a newly renovated wren kitchen with integrated appliances, Stunning range of wall and base units in white with complimentary worktops and tike splash back, Ceramic sink with black mixer tap, range cooker, integrated wine cooler, integrated bosch dishwasher, space for a fridge/freezer with bespoke storage surround, rear UPVC double glazed window. Dining/family area has beautiful light coming in from the multiple windows and rear UPVC door accessing the landscaped enclosed garden, plain walls, plain ceiling and hardwood flooring to the social and versatile family space.



Landing

Landing one accessing the first floor rooms with a front UPVC double glazed window, plain walls and ceiling, carpet flooring and access to the second floor bedroom and en suite.



Bedroom Two

Bedroom two is a lovely double bedroom with a front UPVC window, storage cupboard, plain walls and ceiling, carpet flooring and radiator.



Bedroom Three

Bedroom three is a lovely double bedroom with a rear UPVC window, two storage cupboard, plain walls and ceiling, carpet flooring and radiator.



Bedroom Four

Bedroom four is a beautifully presented nursery with a rear UPVC window, storage cupboard, plain walls and ceiling, carpet flooring and radiator.



En Suite

En suite off from room three with a UPVC double glazed window, low level Wx, pedestal wash hand basin, shower enclosure, plain walls/ceiling, radiator and laminate flooring.



Bathroom

Four piece bathroom with a rear UPVC double glazed window, low level WC, vanity wash hand basin, double shower enclosure, Jacuzzi corner bath, plain walls, tile splash back, plain ceiling, towel radiator and laminate flooring



Landing Two

Landing two accesses you to the second floor hosting the primary and spacious bathroom, plain walls and ceiling, carpet flooring and rear velux window.



Bedroom One

Primary bedroom housed on the second floor with a front UPVC double glazed window and rear velum window, access to the dressing area, plain walls and plain ceiling with inset spot light, laminate flooring and eave storage.



Dressing Area

Modern dressing with plain walls and plain ceiling and rails for clothes storage, carpet flooring and space for a dressing table.



Second En-Suite

18ft En suite on the second floor with a front UPVC double glazed window, free standing bath, low level WC, vanity wash hand basin, double walk in shower, plain and tile walls, plain ceiling, modern black towel radiator and tile flooring

Garage

Garage with up and over door and side UPVC double glazed door, rear part of the garage with base units, complimentary worktops and space for a washing machine and tumble dryer, half portioned with low divide which is a perfect area for fire babies,



Outside

FRONT- Landscaped block paver drive with access to the garden and garage.

REAR- Fence boundary with this newly landscaped garden, modern grey low maintenance laid to patio, relaxing area for seating with pagoda over, side gate access to the rear part of the garden with laid to decorative stones and storage area, wall boundary, side top tier of the garden with woodland surround.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C78

Tenure

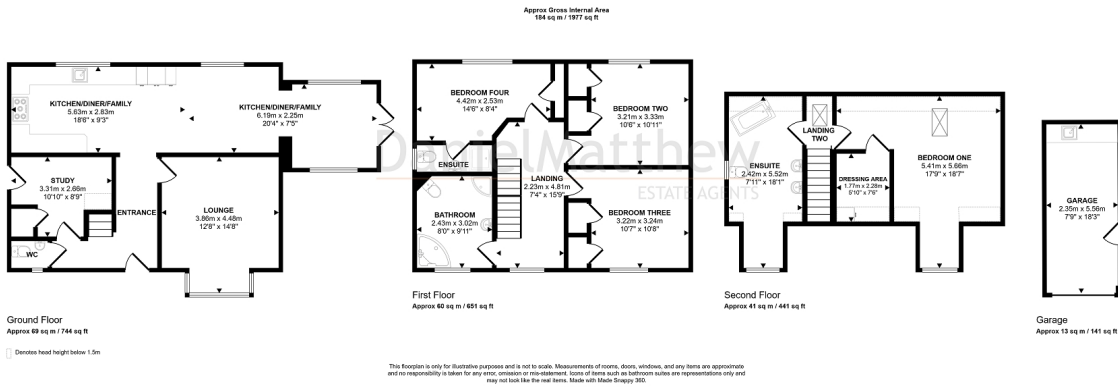
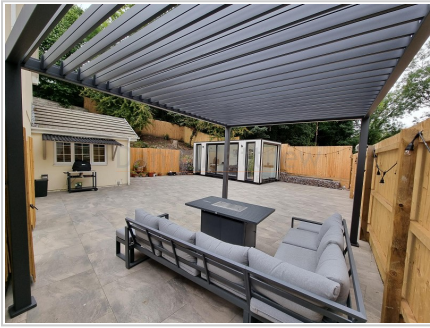
We are informed that the tenure is Freehold

Council Tax

Band Not Specified

Deposit: £0.00





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.