



31, Hollyhock Drive  
Bridgend, CF31 2NS

Watts  
& Morgan



# 31, Hollyhock Drive

Brackla, Bridgend CF31 2NS

**£450,000 Freehold**

**4 Bedrooms | 3 Bathrooms | 2 Reception Rooms**

An impressive 4 bedroom detached family home situated on a generous corner plot in popular street in Brackla. This spacious property is presented to a high standard and has been renovated by the current owners offering flexible living accommodation. Within walking distance of local schools, shops and amenities. Just a short drive from Bridgend Town Centre and Junction 36 of the M4. Accommodation comprises; entrance hall, lounge, sitting room, open-plan kitchen/dining room, utility and WC. First floor; principal bedroom with luxurious 4-piece en-suite bathroom, second spacious bedroom with en-suite shower room, 2 further bedrooms and a family bathroom. Externally offering a spacious private driveway with off-road parking for numerous vehicles and a generous wrap around enclosed garden. Being sold with no ongoing chain. EPC Rating; 'D'.

## Directions

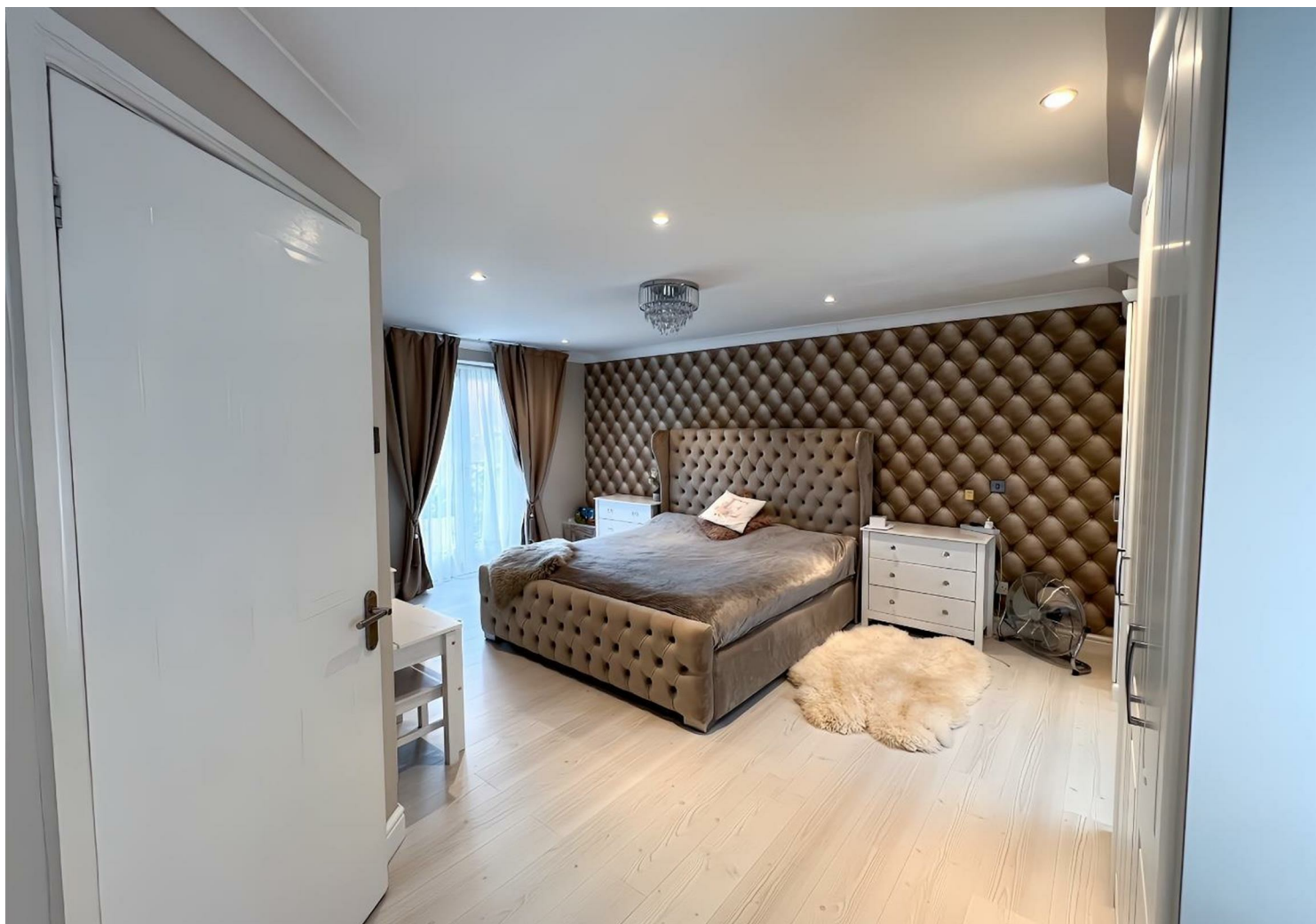
Bridgend Town Centre- 2.5 Miles Cardiff City Centre- 22.8 Miles J36 (M4 Motorway) - 3.3 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a PVC door into a grand hallway with porcelain tiled flooring and a staircase rises to the first floor. The ground floor WC has been fitted with a wash hand basin within unit and WC, with tiled flooring and a window to the front. Double doors open off the hallway into the wonderful open-plan kitchen/dining room with continuation of the tiled flooring, patio doors open out into the garden and a further set of windows overlook the garden. The kitchen has been fitted with a contemporary range of coordinating wall and base units with complementary work surfaces over with a central feature island with pendant lighting with further storage and a breakfast bar area. Integrated appliances to remain include 4-ring gas hob, eye-level double oven and grill, dishwasher and 1 1/2 sink with drainer. There is brick tiled splash backs and space is provided for a freestanding American style fridge/freezer. The utility is fitted with base units and work surfaces over and a stainless-steel sink. The utility houses the gas boiler and has space and plumbing for further appliances and a door opens out to the side. The main living room is a superb size family room with two sets of windows to the front aspect and a two sets of patio doors opening out to the side and rear garden. The living room offers laminate flooring and a bespoke media wall with recess for a television, built in live flame fireplace and panelling to the walls. The sitting room, currently utilised as a home gym, is a spacious second versatile reception room with windows overlooking the front and laminate flooring.

The first-floor landing offers laminate flooring and access to the loft hatch. There is a built-in airing cupboard and two further built in storage cupboards. The landing has spotlighting and a window overlooking the front. The principal bedroom is a super king sized bedroom with three sets of fitted wardrobes, laminate flooring, two windows to the front and French doors opening out to a Juliette balcony overlooking the rear garden. The luxurious en-suite has been fitted with a 4-piece suite comprising of a freestanding bathtub with mixer tap, double walk-in shower with glass door, WC and a wash hand basin within vanity unit. With porcelain tiled flooring, tiling to the walls, recessed spotlighting and a window to the rear. The second bedroom is a superb sized bedroom with a vaulted ceiling with spot lighting, laminate flooring and windows to the front. Leading into a second en-suite which has been fitted with a double shower enclosure, WC and a wash hand basin. Benefitting from tiling the walls, flooring and a window to the side. Bedroom three is a double bedroom with laminate flooring, spotlighting and window to the rear. The fourth bedroom, currently utilised as a dressing room, has fitted wardrobes, laminate flooring, built in storage and a window to the rear. The family bathroom is fitted with a 3-piece comprising of a bathtub with overhead and glass screen and mixer taps, WC and a wash hand basin within unit. With tiling to the walls and flooring and a window the rear.

### GARDENS AND GROUNDS

Approached off Hollyhock Drive, no.31 benefits from a generous corner position with a private tarmac driveway with off-road parking for numerous vehicles. The garden is a superb size wrapping around the property consisting of a spacious lawned section with an outdoor patio area

### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'D'. Council Tax is Band 'F'.



Total area: approx. 164.9 sq. metres (1775.1 sq. feet)

Plan produced by Watts & Morgan LLP  
Plan produced using PlanUp.



| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>82</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>68</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

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Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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