



Bramble View,
Bridgend, CF31 3EU

Watts
& Morgan



Bramble View,

Heol Gam, Bridgend CF31 3EU

£595,000 Freehold

5 Bedrooms | 3 Bathrooms | 2 Reception Rooms

An individually built 5 double bedroom detached property situated in the sought-after south side of Bridgend. This modern family home is conveniently located within walking distance of local schools, shops, amenities, Bridgend Town Centre, Newbridge Fields and offering great access to Junction 36 of the M4. This spacious accommodation offers flexible living accommodation briefly comprising of; porch, entrance hallway, lounge, open-plan kitchen/dining/sitting room, WC and utility. First floor; bedroom one with walk-in wardrobe and 4-piece en-suite, bedroom two with walk-in wardrobe or potential en-suite, third double bedroom and a family bathroom. Second floor; 2 further double bedrooms, WC and a large storage room. Externally offering a private driveway to the front with off-road parking and an EV charging point and a landscaped garden with bespoke garden room/home office. Being sold with no ongoing chain. EPC Rating; 'B'.

Directions

* Bridgend Town Centre - 1.4 Miles * Cardiff City Centre - 19.5 Miles * J36 of the M4 - 3.0 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a composite front door into the porch with windows to both side aspects and tiled flooring leading into the entrance hallway. The ground floor benefits from underfloor heating throughout. The entrance hallway has ceramic tiled flooring; a carpeted staircase leads up to the first floor with bespoke built-in understairs storage and all doors lead off. To the front of the property is the main living room. It is a great sized reception room with carpeted flooring, a bay window over-looking the front and a central feature gas fireplace set on a tiled hearth with an oak mantel. The utility room has been fitted with wall and base units with complementary work surfaces over. There is space and plumbing provided for 2 appliances and there is a stainless-steel sink with drainer. The utility also houses the gas boiler, controls for the underfloor heating and fuse box. The utility has continuation of the ceramic tiled flooring and a partly glazed door providing side access out. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC with hidden cistern, a circular wash hand basin set within unit with feature tiled wall, ceramic tiled flooring and a window to the side. To the rear of the property is the superb open-plan kitchen/dining/family room. This room is the heart of the home perfect for entertaining with 2 sets of aluminium bi-folding doors opening out to the rear garden. There is bespoke built-in shelving, media wall and continuation of the ceramic tiled flooring throughout and 2 Velux skylight windows. The kitchen has been fitted with a range of coordinating shaker style wall and base units with complementary 'Quartz' surfaces over. There is a central island with 'Quartz' surfaces and an inset sink and a breakfast bar area with space for stools. Integrated appliances include 'AEG' double oven, 'Hotpoint' microwave, dishwasher and wine cooler. There is space provided for a freestanding range oven and space for a freestanding American style fridge/freezer. There is ample space for both lounge and dining furniture and recessed spotlighting.

The first-floor landing offers carpeted flooring with a staircase leading up to the second floor. There is bespoke built-in understairs storage and all doors lead off. Bedroom One is a generous sized principal bedroom with carpeted flooring, a window over-looking the rear, recessed spotlighting and a generous walk-in wardrobe and leads into a 4-piece en-suite. The contemporary en-suite is fitted with a freestanding bathtub, walk-in shower with glass screen, WC with hidden cistern and a wash hand basin. The en-suite benefits from a feature tiled wall, ceramic tiled flooring and a window to the side. Bedroom Two is a generous double bedroom with carpeted flooring and windows to the front leading into a walk-in wardrobe. The wardrobe has plumbing connected to be converted into a second en-suite. Bedroom Three is a spacious double bedroom with carpeted flooring and windows to the front. The family bathroom is fitted with a 3-piece suite comprising of a tiled bath with over-head shower and glass screen, WC and a wash hand basin. The bathroom is fully tiled with a window to the side.

The second-floor landing offers carpeted flooring, a generous built-in storage cupboard and access to bedrooms four and five. Bedroom Four is a double bedroom with carpeted flooring, built-in wardrobes with storage in the eaves behind and a window to the front. Bedroom Five is fifth spacious double bedroom with carpeted flooring, storage in the eaves and a window to the rear. The second floor WC is a fitted with a WC and a wash hand basin with ceramic tiled flooring and a window to the side.

GARDENS AND GROUNDS

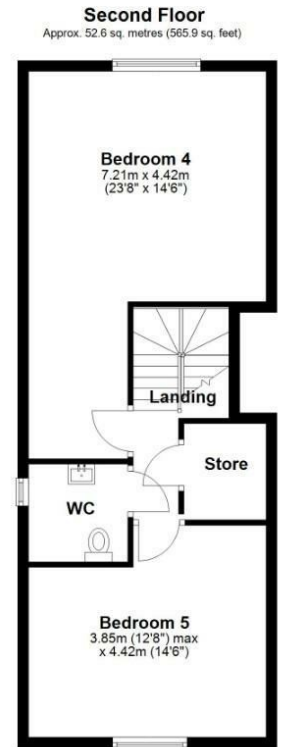
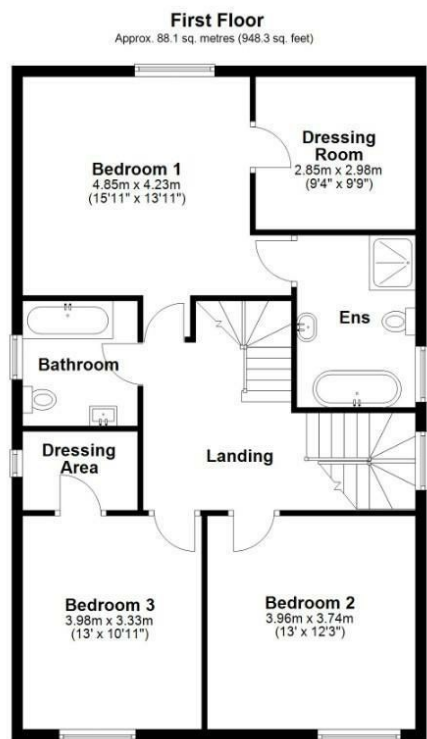
Approached off Heol Gam, Bramble View benefits from a private resin driveway to the front with off-road parking for numerous vehicles, EV car charging point and there is side access to the rear garden via both sides.

To the rear is a beautifully landscaped enclosed garden with a spacious patio area perfect for outdoor furniture with a timber framed pergola. The remainder is laid with artificial grass with raised borders. The rear garden offers a is a bespoke built home office. This versatile garden room features double opens to the front opening onto tiled flooring. The home office has power supply, electric storage heaters and its own separate WC and wash hand basin. There is a further generous outdoor storage room.

ADDITIONAL INFORMATION

All mains services connected. Freehold. EPC Rating; 'B'. Council Tax is Band 'G'.

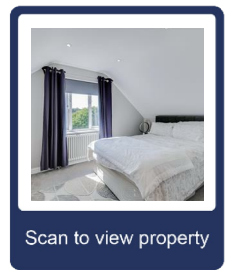




Total area: approx. 244.8 sq. metres (2634.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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