



67 Priory Oak, Brackla

Bridgend

£360,000



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Brackla, Bridgend

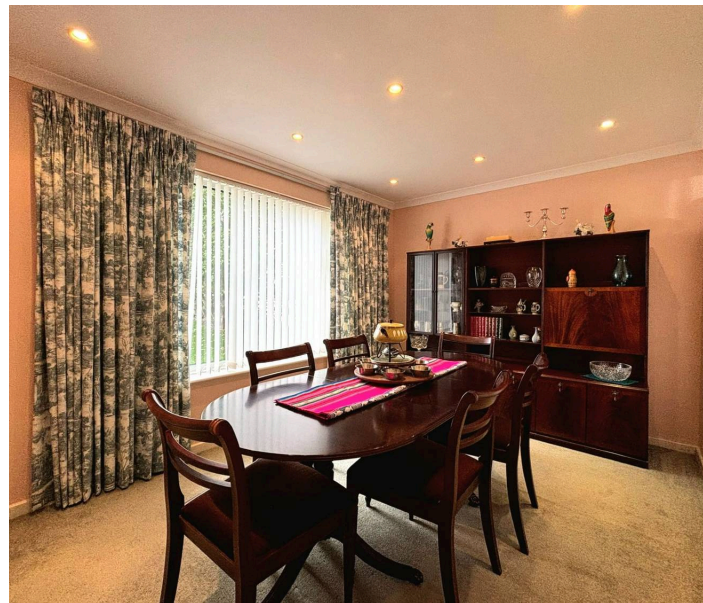
Council Tax band: E

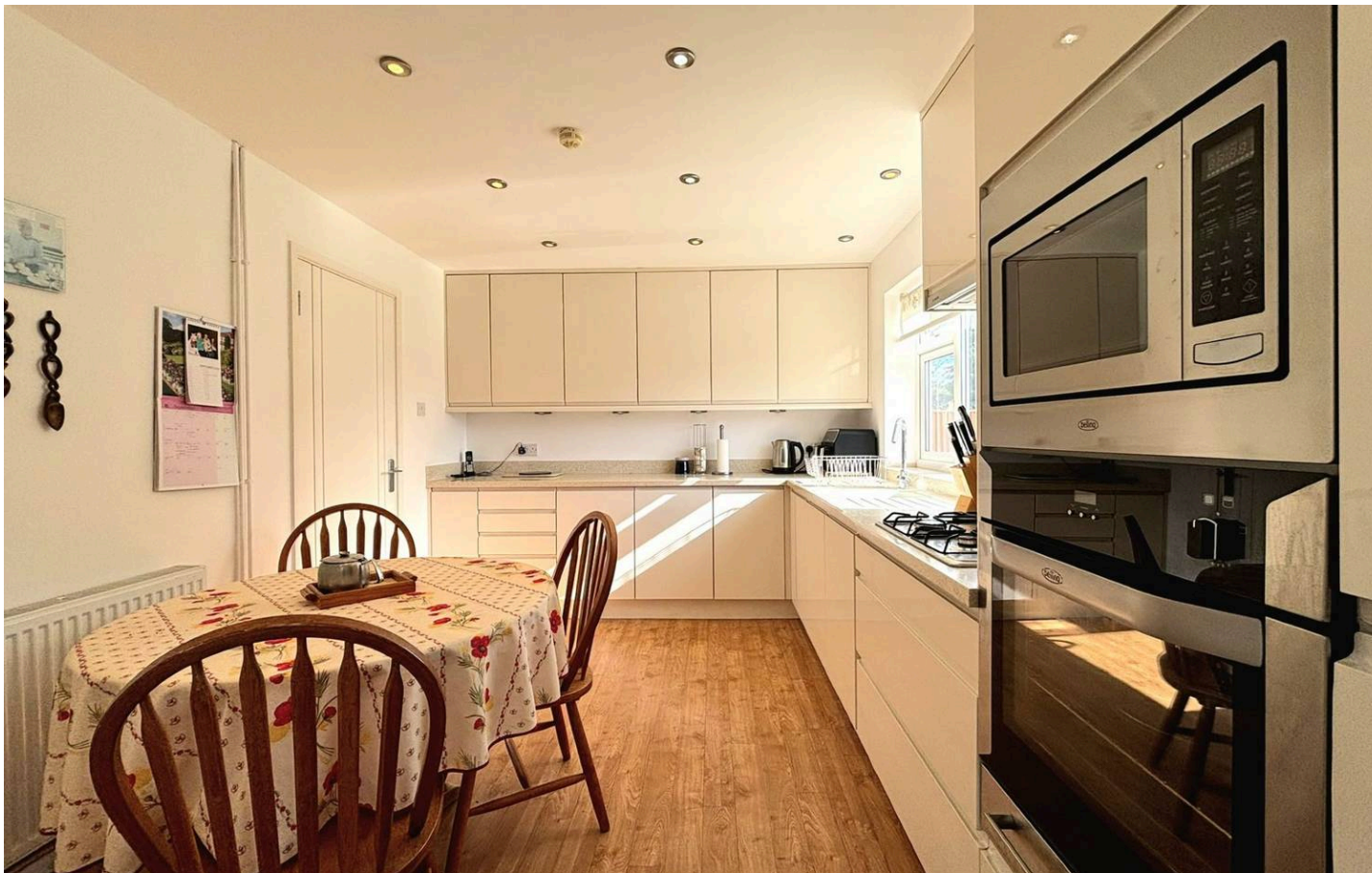
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- A deceptively spacious detached family home
- Lovingly maintained by the same owners for over forty years
- Available to purchase with no ongoing chain
- Entrance porch, kitchen/breakfast room, lounge, dining room and cloakroom to the ground floor
- Four bedrooms and shared bathroom to the second floor
- Modern fitted kitchen and bathroom
- Large double garage, one part integral, making an ideal space for conversion
- Brick pavia driveway offering off road parking for two vehicles, with scope to create more if required
- Impressive level landscaped rear garden and garage access and timber shed offering power supply
- Located on a sought after cul-de-sac within a quiet area of Brackla, close to local amenities and schools





Porch

4' 4" x 8' 6" (1.33m x 2.58m)

The property is entered via a UPVC and glazed panel door into an entrance porch, flanked by two full height UPVC windows. The porch benefits from lighting, a solid roof and tiled flooring. A second UPVC door, flanked by a full height obscure window gives access into the hallway.

Hallway

The bright and inviting entrance hallway benefits from fitted carpet flooring, with modern internal doors give access to the lounge, kitchen/breakfast room, WC and integral garage.

Lounge

15' 2" x 12' 4" (4.62m x 3.76m)

The lounge is located to the rear of the property enjoying direct access and views of the landscaped garden. The UPVC double glazed sliding patio doors flood the space with natural light. The room further benefits from modern laminate wood flooring and an ornate wall mounted gas fire.

Dining Room

8' 10" x 12' 4" (2.68m x 3.76m)

The formal dining room is located to the front of the property. The room benefits from a large UPVC double glazed window, recessed spotlights to ceiling and fitted carpet flooring.



Kitchen/Breakfast Room

9' 6" x 14' 1" (2.90m x 4.28m)

The kitchen is located to the rear of the property and enjoys a contemporary range of fitted base, larder and wall mounted units, with complimenting Quartz worktops. It benefits from an integrated eye level oven and microwave, an integrated fridge and a sunken sink unit with swan neck mixer tap. There is a large UPVC double glazed window to the rear, enjoying views of the garden, a side UPVC double glazed door giving access to the garden and solid wood flooring.

WC

The ground floor WC has been fitted with a contemporary white two piece suite comprising; low level WC with built in hidden cistern and a wall mounted wash hand basin. The room benefits from tiled flooring, full height tiling to walls, a wall mounted heated towel rail and an obscure UPVC double glazed window.

Landing

To the first floor, the landing benefits from a continuation of the same fitted carpet as the staircase and enjoys a large UPVC double glazed window to the front. The landing has modern fitted doors leading off to all four bedrooms, the shared bathroom and a generous airing storage cupboard.

Bedroom One

12' 3" x 12' 6" (3.74m x 3.81m)

Located to the front of the property, the largest of the four bedrooms benefits from fitted carpet flooring and a large UPVC double glazed window to the front, enjoying views of the front garden and quiet cul-de-sac.

Bedroom Two

11' 8" x 12' 6" (3.56m x 3.81m)

The second spacious double bedroom is located to the rear of the property. The room benefits from fitted carpet flooring and a large UPVC double glazed window to the rear enjoying views over the rear garden.

Bedroom Three

8' 6" x 11' 8" (2.60m x 3.56m)

Bedroom three is another good sized double bedroom located to the rear of the property. The room benefits from fitted carpet flooring, a large UPVC double glazed window to the rear, enjoying the same view as bedroom two and features floor to ceiling built in wardrobe storage with sliding doors.

Bedroom Four

8' 7" x 7' 7" (2.62m x 2.31m)

Bedroom four is located to the front of the property and is currently utilised as a home office. It offers an abundance of shelving storage, along with fitted carpet flooring and a UPVC double glazed window to the front.



Bathroom

6' 6" x 5' 6" (1.99m x 1.68m)

The shared bathroom to the first floor has been fitted with a modern white three piece suite comprising; panel bath with over bath shower and glazed shower screen, low level WC with built in hidden cistern and a vanity wash hand basin with cupboard storage below. The room benefits from full height tiling to all walls, a wall mounted mirrored vanity unit, an obscure UPVC double glazed window to the side, a wall mounted heated towel rail and tile effect vinyl flooring.

Front Garden

The front aspect of the property enjoys a large, gently sloping artificial lawned area, bordered by a mature hedgerow of trees and a brick pavia driveway.

Rear Garden

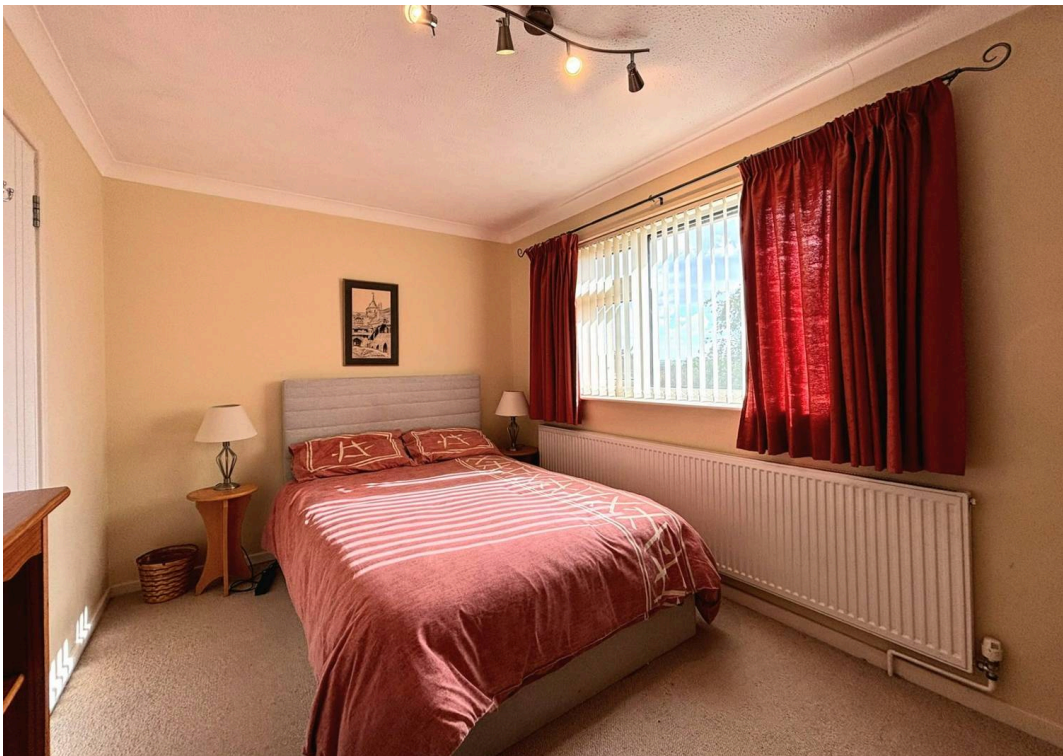
The impressive landscaped rear garden boasts a level sandstone paved patio area extending the full width of the property. Beyond the patio, the remaining garden is laid to artificial lawn and enjoys an ornate slate stone border to one side, decorated with plant pots and a mature willow tree. The garden further features a timber workshop benefitting from power supply, an outside water tap, is fully enclosed by feather edge wood fencing with side gate access to the front to one side and convenient rear access to the garage.

Double garage & Driveway

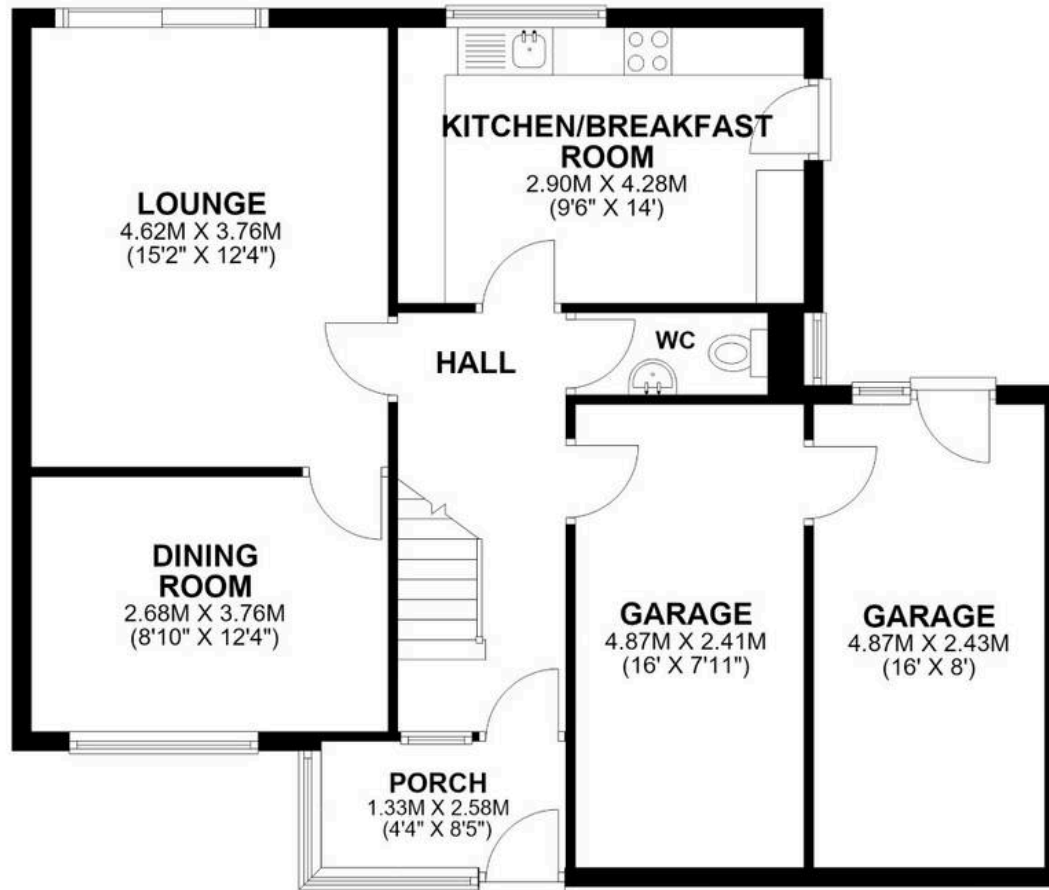
2 Parking Spaces

The property benefits from a double garage, accessed via two traditional up and over garage doors from the driveway. One side of the garage is integral to the property, offering scope for conversion. The garage is accessed via a brick pavia driveway.

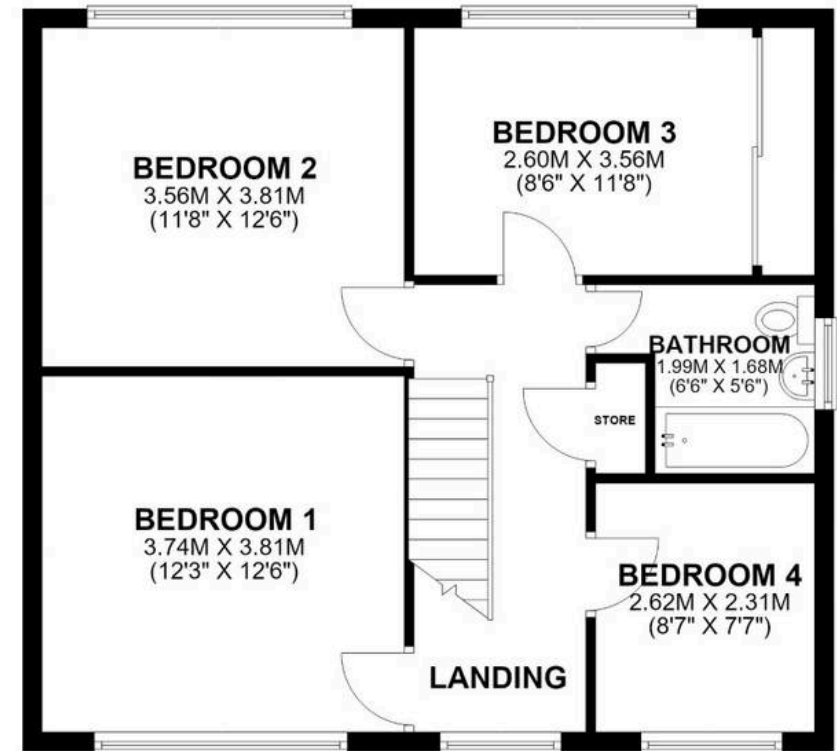




GROUND FLOOR



FIRST FLOOR





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