



herbert r thomas

14 Hyacinth Drive
Brackla, Bridgend, CF31 2JX

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14 Hyacinth Drive

Asking price **£399,950**

Immaculate Four Bedroom Executive Detached Home in a Sought-After Cul-de-Sac Setting With Generous Grounds.

Stunning four bedroom detached property

Situated within a quiet cul-de-sac in Brackla

Entrance hall, lounge, kitchen/diner, conservatory/garden room

Ground floor WC & separate utility room

Master bedroom with en-suite shower room and fitted wardrobes

Three further bedrooms & family bathroom

Private block-paved driveway

Single garage with electric door

Landscaped rear gardens bordering





Positioned with this sought after cul-de-sac, this immaculate four-bedroom detached home offers a superb combination of space, style and practicality. Enjoying landscaped gardens that border woodland and benefitting from high-quality upgrades throughout, the property provides an exceptional standard of modern family living.

A partially glazed uPVC door opens into a welcoming entrance hallway with a carpeted half-turn staircase, understairs storage cupboard and Amtico flooring. The ground floor WC is fitted with a contemporary two-piece white suite comprising a dual-flush WC and wall-mounted sink set within a vanity unit, with full-height tiling, vinyl flooring, a chrome effect heated towel rail and an obscured uPVC window. The living room is a generous reception space featuring a large uPVC bay window to the front, an additional side window and a central electric fire set within a marble hearth and surround. The impressive open-plan kitchen/diner offers a contemporary shaker-style design with wall and base units, solid jet-black polished granite work surfaces with refined grey mineral flecking, and an excellent array of integrated Neff and other appliances including a double oven, gas hob, dishwasher and fridge freezer. The room includes a granite breakfast bar, Amtico flooring with tiling to the kitchen area, ample dining space and open access to the orangery. The orangery, constructed by Leeks, features a dwarf brick wall, a range of uPVC double-glazed windows with built-in blinds, French doors to the rear garden, an insulated roof with Velux windows, dual radiators, spotlights and tiled flooring—creating an inviting year-round living space. The utility room mirrors the kitchen's finish, offering further wall and base units with granite work surfaces,

a stainless-steel sink, space for a washing machine, vinyl flooring and a wall-mounted Worcester combi boiler.

To the first floor, the landing features fitted carpet, a laddered loft access point to a partially boarded loft with light, and a uPVC window to the side elevation. The spacious master bedroom enjoys elevated front views and benefits from wall-to-wall high-gloss fitted wardrobes. The en-suite is appointed with a contemporary three-piece suite comprising a dual-flush WC, vanity-mounted pedestal sink and shower cubicle, with vinyl flooring and an obscured side window. Bedroom two is a further generous double with a uPVC rear-facing window, built-in wardrobes and fitted carpet. Bedroom three is a comfortable single bedroom with a rear aspect window, while bedroom four offers versatility as a single bedroom or home office and includes fitted wardrobes and a front aspect window. The

modern family bathroom is fitted with a contemporary three-piece white suite including a dual-flush WC set within a vanity unit and a P-shaped panelled bath with rainfall shower over. The room is complemented by fully tiled walls and flooring, along with an obscured rear window. Outside, the property benefits from a stunning block-paved driveway leading to the single garage with electric up-and-over door, power and light.

The front garden is laid to lawn with mature shrub borders, and a pathway leads to the front door and side access. To the side, a generous porcelain-tiled area leads around to the rear garden, which borders woodland and is enclosed by timber fencing. The rear garden is mainly laid to lawn with generous porcelain-tiled seating areas—offering a serene and private setting ideal for outdoor enjoyment.





Tenure

Freehold

Services

All mains services

Council Tax Band E

EPC Rating

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.



Directions

From Junction 35 of the M4, travel south along the dual carriageway signposted Bridgend. Proceed over the first roundabout and continue to the large Waterton roundabout, taking the fourth exit signposted Coity. Continue to the next roundabout and take the first exit left. Proceed up the hill and at the following roundabout take the third exit. Continue for approximately one quarter of a mile before turning left into Hyacinth Drive, where number 14 can be found second on the left-hand side.

Viewing strictly by appointment through Herbert R Thomas

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Approx Gross Internal Area
126 sq m / 1358 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

