

35, Lark Rise

Bridgend, CF31 2NU

Watts & Morgan





35, Lark Rise

Brackla, Bridgend CF31 2NU

£475,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A beautifully presented four-bedroom detached family home, ideally positioned within the highly sought-after area of Brackla, enjoying a peaceful setting with woodland to the rear.

The home is ideally located with a range of local shops and amenities nearby, as well as being within easy walking distance of several local schools. Bridgend town centre is also close by, with excellent access to the M4 motorway via Junction 36 to Swansea and Junction 35 to Cardiff, as well as being on the Great Western Railway route to England.

The well-proportioned accommodation briefly comprises an entrance hallway, dining room, kitchen with separate utility room, downstairs WC, study and a spacious living room to the ground floor. To the first floor are four generous double bedrooms, with the main bedroom benefitting from an en-suite bathroom, alongside a family bathroom.

Externally, the property occupies a generous plot, with an extensive driveway to the front providing off-road parking for multiple vehicles, complemented by lawned areas and a detached double garage.

To the rear, the property boasts a substantial and private garden, offering a variety of outdoor spaces, including lawned areas, patio and gravelled sections, together with a useful storage shed. The garden enjoys a pleasant backdrop, with woodland beyond, creating a particularly attractive and private setting.

Offered to the market with no ongoing chain.

Directions

* Bridgend Town Centre - 2.6 Miles * Cardiff City Centre - 19 Miles * J36 of the M4 - 2.8 Miles

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Summary of Accommodation

ABOUT THE PROPERTY

The property is entered via a PVC entrance door into a spacious and welcoming entrance hallway, which benefits from laminate flooring and a carpeted staircase leading to the first floor. There is also a useful under-stairs storage cupboard, providing additional practical storage space.

The beautifully presented living room is a generous reception space, featuring carpeted flooring and windows to both the front and side elevations, allowing for an abundance of natural light. Patio doors provide direct access to the rear garden.

A further reception room is positioned to the front of the property and offers versatility for a variety of uses, whether as a snug, home office or additional sitting room. The room benefits from laminate flooring and a front-facing window.

The dining room is another well-proportioned reception room, positioned to the front of the property and featuring laminate flooring and an attractive front-facing bay window, providing plenty of natural light.

The ground floor WC is fitted with a two-piece suite comprising a wash hand basin and WC. Further features include vinyl flooring and a side-facing window.

The rear-facing kitchen is a good-sized room, fitted with a range of wall and base units with complementary work surfaces. Integrated appliances include a fridge/freezer, with additional space and plumbing for an under-counter appliance, alongside further space for a freestanding fridge/freezer. The kitchen benefits from vinyl flooring and two rear-facing windows overlooking the garden.

Leading off the kitchen is a separate utility room, which continues the vinyl flooring and offers a further range of matching wall and base units with complementary work surfaces. There is also a fitted sink and space for two under-counter appliances. A PVC rear door provides convenient access to the garden.

To the first floor, the carpeted landing provides access to four well-proportioned bedrooms, the en-suite to the main bedroom and the family bathroom.

The main bedroom is a spacious double room, featuring carpeted flooring, built-in wardrobes and a large rear-facing window overlooking the garden. The en-suite is a generously sized bathroom, fitted with a three-piece suite comprising a corner bath, wash hand basin and WC, set within a vanity unit. The room further benefits from vinyl flooring, a front-facing window and partially tiled walls.

Bedroom two is a well-sized double bedroom, featuring carpeted flooring and a rear-facing window. Bedroom three is another well-proportioned bedroom, with carpeted flooring and a front-facing window. Bedroom four is a further front-facing room, offering flexibility as either a single bedroom or a home office. The room benefits from carpeted flooring and an attractive arched front-facing window.

Completing the accomodation is the family bathroom, which is fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC, set within a vanity unit. The room is finished with vinyl flooring, partially tiled walls and a rear-facing window.

GARDEN AND GROUNDS

Approached off Lark Rise, No. 35 occupies a generous plot, benefiting from an extensive frontage with a large driveway providing off-road parking for up to six vehicles. The property further benefits from a detached double garage with electric doors, alongside an attractive lawned area to the front.

To the rear, the property enjoys a private and peaceful garden, backing onto a mature wooded area which creates a wonderful sense of seclusion. The garden offers substantial lawned areas extending to both the rear and side, complemented by patio seating areas, ideal for outdoor entertaining and relaxation, together with a useful storage shed.

ADDITIONAL INFORMATION

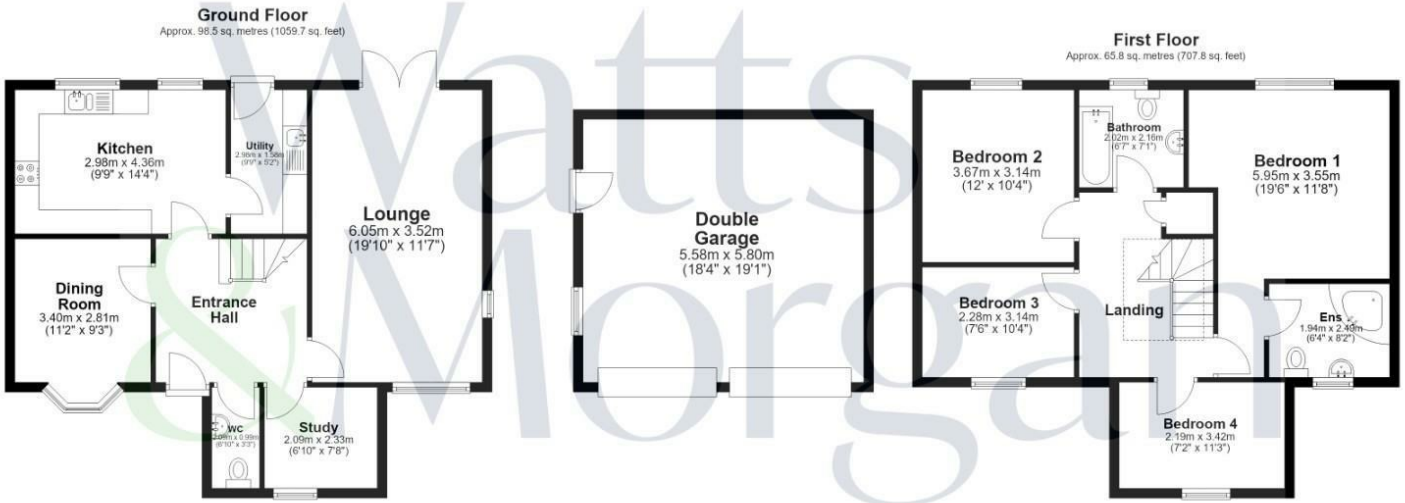
Freehold. All mains services connected. EPC Rating; ‘D’. Council Tax is Band 'E'.

AML

Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

IMPORTANT NOTICE

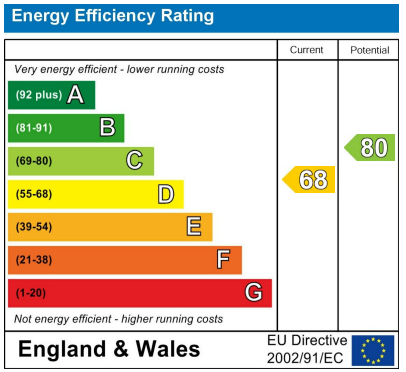
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Total area: approx. 164.2 sq. metres (1767.5 sq. feet)









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