



8 Honeysuckle Way, Brackla

£345,000 Freehold

Exceptional Detached Property Benefiting From Solar Panels • Situated In A Tranquil Cul-De-Sac Location • Three Bedrooms • Two Reception Rooms Offering Versatile Living Space • Downstairs Cloakroom & Modern Bathroom Comprising Under Floor Heating • Private Enclosed Rear Garden With An Substantial Timber Cabin, Hot Tub To Remain • Well Equipped Kitchen/Diner With Under Floor Heating • Easy Access To Both The A48 & M4 Corridor • Within Easy Reach To Coastal Areas Of Ogmore By Sea & Southerndown • Close To Local Schools, Shops & Transport Links

DanielMatthew
ESTATE AGENTS



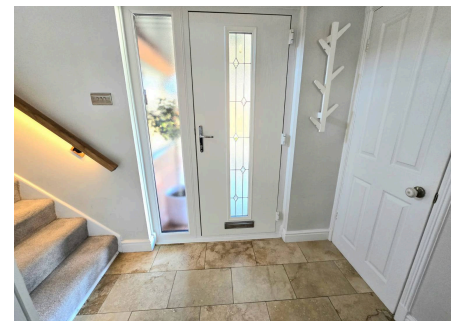
Exceptional 3-bed detached home in a quiet cul-de-sac with 2 receptions, modern kitchen, driveway, garden, large cabin, near schools and transport, close to coast. Early viewing recommended.

Council Tax band: D

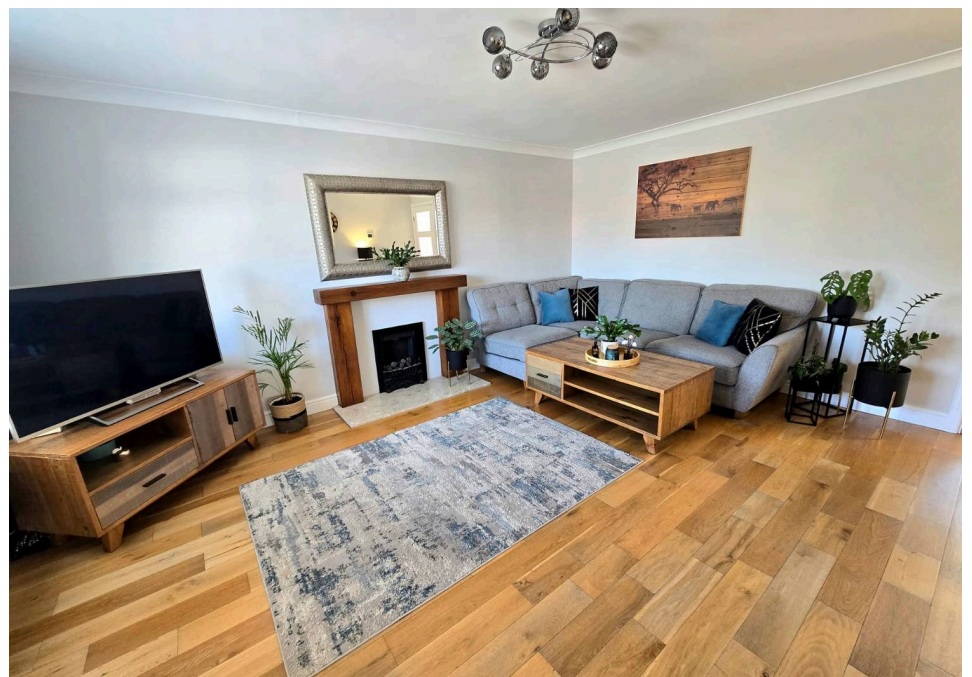
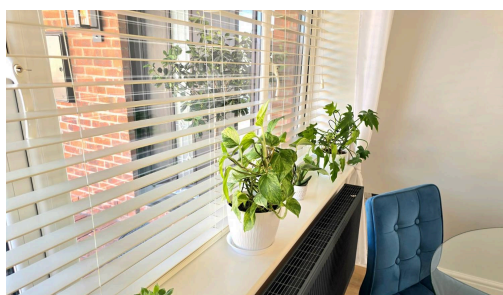
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C



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- Three Bedrooms
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- Downstairs Cloakroom & Modern Bathroom Comprising Under Floor Heating
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- Easy Access To Both The A48 & M1 Corridor





Entrance Hallway

6' 11" x 4' 6" (2.10m x 1.37m)

Enter via UPVC double glazed obscured composite door with obscured side glass panel leading into a welcoming entrance hallway, comprising plastered ceiling with coving, plastered walls, travertine stone flooring, grey column radiator, staircase with fitted carpet leading to first floor, doors leading into Cloakroom and Spacious Lounge.

Cloakroom/WC

UPVC double glazed obscured window to front aspect, plastered ceiling, plastered walls, Mosaic tiled splashback, Travertine stone flooring, a two piece white suite comprising low level WC and floating wash hand basin, grey column radiator.



Lounge

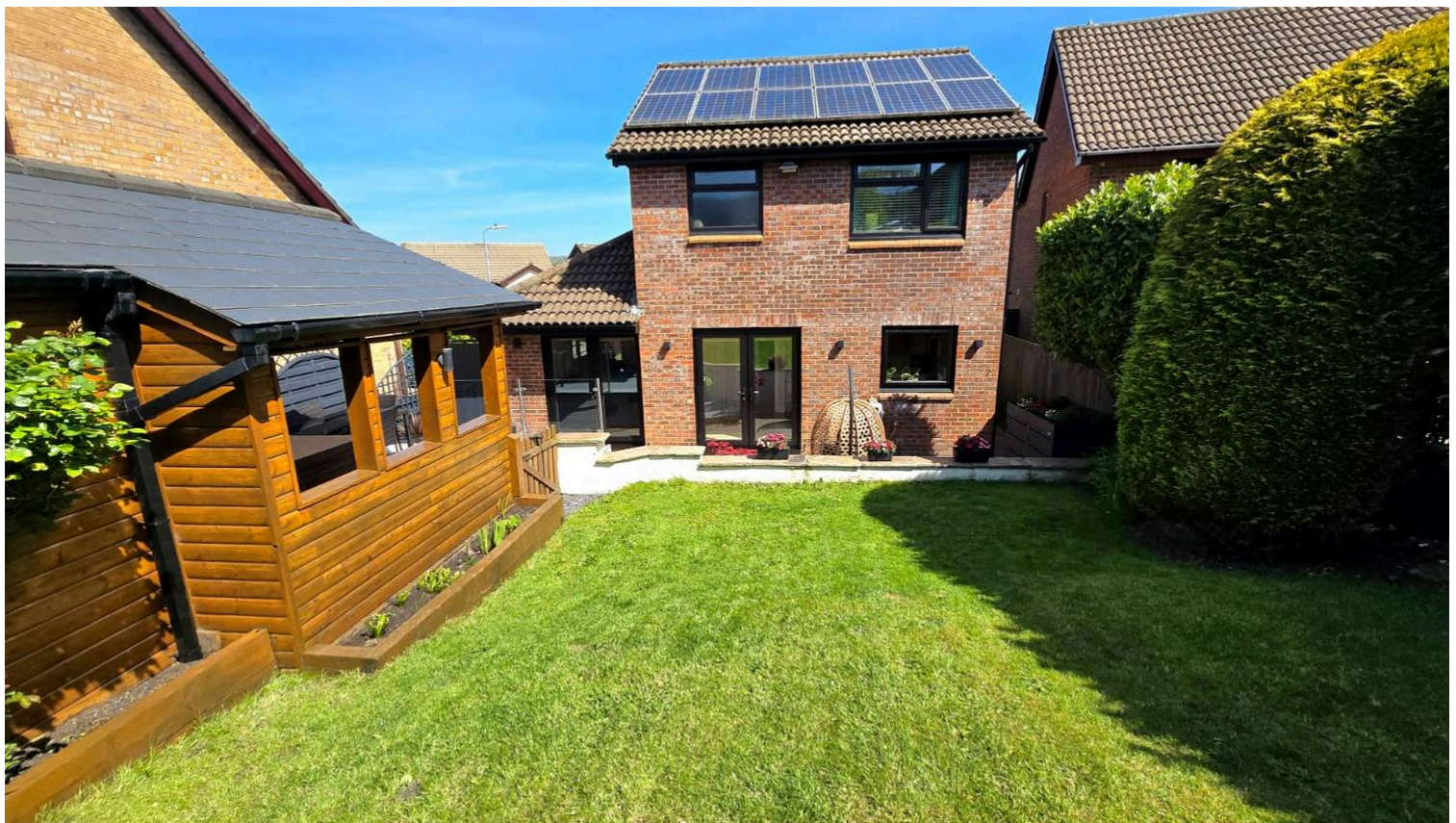
15' 5" x 13' 7" (4.71m x 4.15m)

A spacious lounge, ideal for relaxing with guests, comprising UPVC double glazed window to front aspect, plastered ceiling with coving, plastered walls, Oak flooring, grey column radiator, gas fire place, door leading into Kitchen/Diner.

Kitchen/Dining Room

16' 11" x 8' 4" (5.16m x 2.53m)

UPVC double glazed French doors overlooking the established landscaped rear garden. UPVC double glazed window to rear aspect, plastered ceiling with spot lights and coving, plastered walls, Travertine stone flooring with under floor heating, stone tiled splashback, A range of quality walnut shaker units with contrasting



Bedroom One

11' 6" x 10' 1" (3.50m x 3.07m)

UPVC double glazed window overlooking rear aspect with excellent aspect beyond, plastered ceiling, plastered walls with one featured papered wall, fitted carpet, radiator, built in mirrored fitted wardrobes, grey column radiator.

Bedroom Two

10' 9" x 9' 1" (3.27m x 2.76m)

UPVC double glazed window to front aspect, plastered ceiling, plastered walls, fitted carpet, grey column radiator, fitted wardrobe.

Bedroom Three

7' 10" x 7' 4" (2.39m x 2.23m)

UPVC double glazed window to front aspect, plastered ceiling, plastered walls, fitted carpet, grey column radiator, storage cupboard.

Bathroom

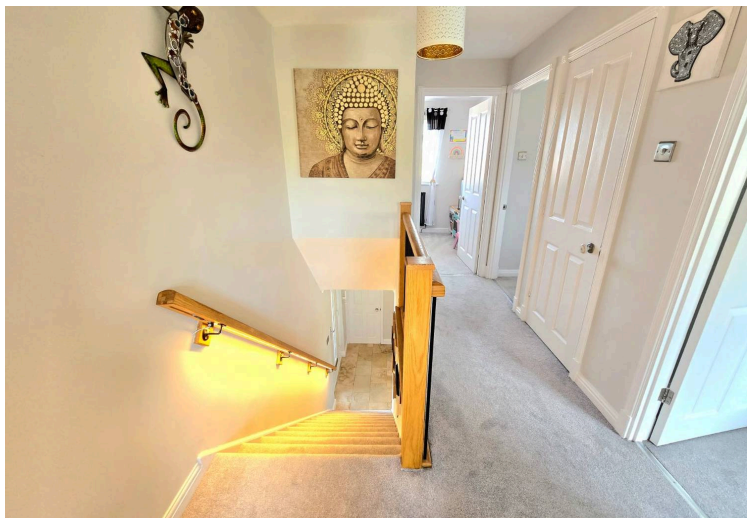
6' 8" x 5' 6" (2.03m x 1.68m)

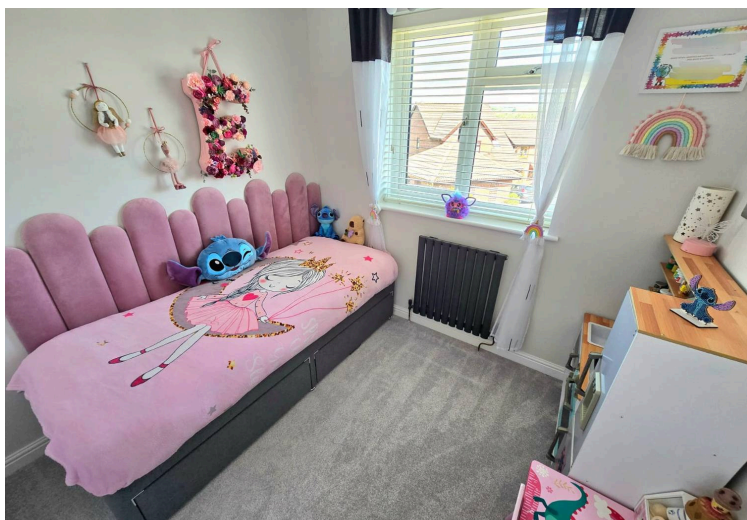
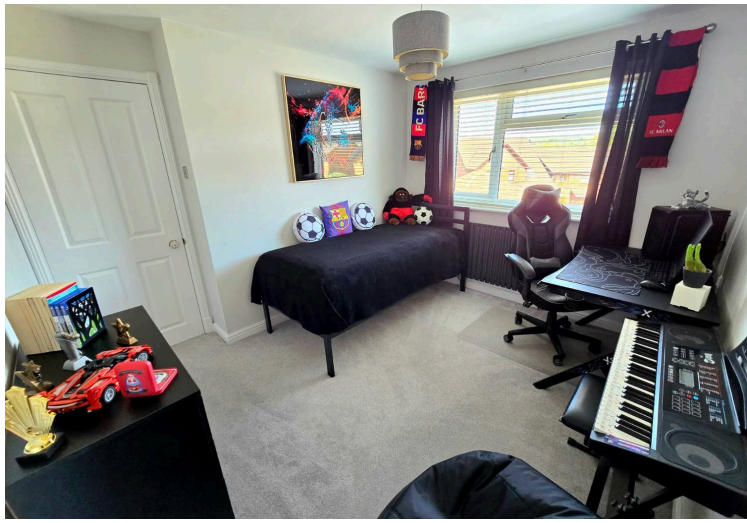
UPVC double glazed obscured window to rear aspect, plastered ceiling with spot lights and extractor fan, tiled walls, Travertine tiled flooring with under floor heating, chrome heated towel rail, three piece suite comprising low level WC, pedestal wash hand basin and tiled bath with mixer tap and shower head attachment.

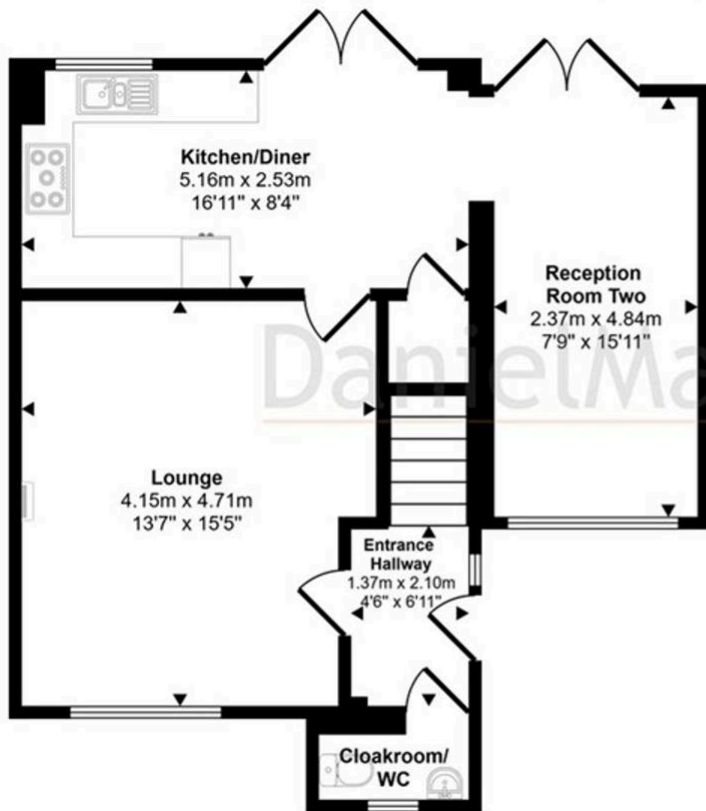
Garden

Front Garden - A beautiful aspect, feature white gravel stones with mature shrubs, either side of which are brick driveway for two vehicles, The property has side access to rear garden light outside lighting. To the rear, spacious paved patio. Water tap and electric points, Raised deck area which leads through to a laid to lawn area, decked area which adjoins the substantial timber cabin (6.05m x 3.37m) Hot tub to remain. Multiple lighting and power. Outside lighting around the rear of the property with security lights.

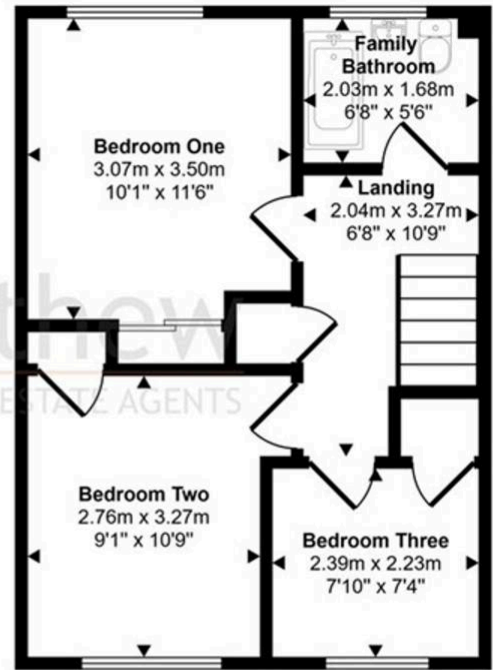








Ground Floor



First Floor