

32 Hollyhock Drive
Brackla
Bridgend County
CF31 2NS

£365,000



- Four Bedroom Extended Detached In Hollyhock Drive
- Lounge, Study and Kitchen /Diner
- Utility Room
- Bathroom, en-suite and cloakroom
- Spacious Storage area to the side of the house
- Garage part converted (storage area remains to the front)
- Generous Enclosed Garden and driveway
- Sought after part of Brackla
- Must To View
- Close to local amenities and schools

Ref: PRA10573

Viewing Instructions: Strictly By Appointment Only



General Description

* Four Bedroom Family Home * Daniel Matthew are pleased to offer for sale a lovely four bedroom extended family home in a sought after part of Brackla. Comprising cloakroom, lounge, kitchen/diner, utility room and study. To the first floor four bedrooms with ensuite to Master bedroom and family bathroom. Further benefits part converted garage with storage area to front, off road parking, rear garden. Viewing's are highly recommended on this property, call our team to arrange an appointment 01656 750764.

Accommodation



Entrance

Enter via front door into a lovely hallway with plain walls, plain ceiling, tile flooring, understates storage, radiator and access to all first floor rooms and staircase access.



Lounge (14' 07" x 11' 03") or (4.45m x 3.43m)

Cosy lounge with newly fitted bay window, plain walls ,textured ceiling, radiator, laminate flooring and fireplace with space for a feature electric fire.



Kitchen/ Diner (22' 09" x 9' 10") or (6.93m x 3.00m)

Spacious kitchen/diner which is 22ft long which is an ideal family space with space for seating or a table, range of wall and base units with complimentary worktops, stainless sink and mixer tap, gash hob and oven with extractor over, plain wall, textured ceiling, tile flooring, radiators and space for a dishwasher and space for a fridge/freezer. There is a window to the rear and patio doors opening out to the garden.



Utility Room (5' 01" x 6' 01") or (1.55m x 1.85m)

Side door opening to the garden with wall and base units with complimentary worktops and built in sink, boiler was fitted 7 years ago and is also housed there, space for a washing machine, plain walls, textured ceiling and tile flooring.



Study (9' 09" x 9' 0") or (2.97m x 2.74m)

Window over looking the garden and is used as an office but would also make a playroom, plain walls, plain ceiling, laminate flooring and radiator.



Cloakroom/w.c

Window to front aspect, plain walls, textured ceiling, radiator, low level WC, pedestal wash hand basin with tile splashback and tile flooring.



Landing

Landing with plain walls, textured ceiling, attic hatch, carpet flooring and access to first floor rooms.



Bedroom One (14' 08" x 11' 06") or (4.47m x 3.51m)

Master bedroom has fitted mirrored wardrobes, plain walls, textured ceiling, carpet flooring, window to front aspect, radiator and door access to the en-suite.



En Suite

Modern en-suite with side aspect window, three piece suite comprising shower enclosure with thermostatic shower, low level WC, pedestal wash hand basin, tile wall and floors and radiator.



Bedroom Two (17' 01" x 9' 10") or (5.21m x 3.00m)

Extended bedroom with plain walls, plain ceiling, carpet flooring, window to rear aspect, small attic hatch and radiator.



Bedroom Three (10' 01" x 9' 04") or (3.07m x 2.84m)

Double bedroom with plain walls, plain ceiling, carpet flooring, window to rear aspect and radiator.



Bedroom Four (17' 01" x 9' 0") or (5.21m x 2.74m)

Extended bedroom with plain walls, plain ceiling, carpet flooring, window to front aspect and radiator.



Bathroom (6' 06" x 6' 05") or (1.98m x 1.96m)

Window to rear aspect, plain and tile walls, laminate flooring, radiator and a three piece suite comprising panel bath with shower and side glass screen, low leave WC and pedestal wash hand basin.



Outside

Front- Drive for two cars, laid to lawn and mature trees and gate access to the garden.

Rear- Southerly facing generous rear garden, with a paved patio, ornate gravel sitting areas which altos gives access to the storage space alongside the property, dwarf and one step to the laid to lawn garden and a pathway that leads to a top tiered corner , laid with ornate slate chipping's, mature shrubs and trees and houses a garden potting shed which is a breeze block construction with a corrugated Perspex roof, there are fence boundaries and access to the front of the

property is accessed through the storage area.



Store room (18' 0" x 6' 0") or (5.49m x 1.83m)

Pitch roof store room attached to the outside of the property, useful storage space.

Garage (9' 0" x 9' 0") or (2.74m x 2.74m)

Part converted but still leaves a space for general garage items.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D64

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F

Deposit: £0.00





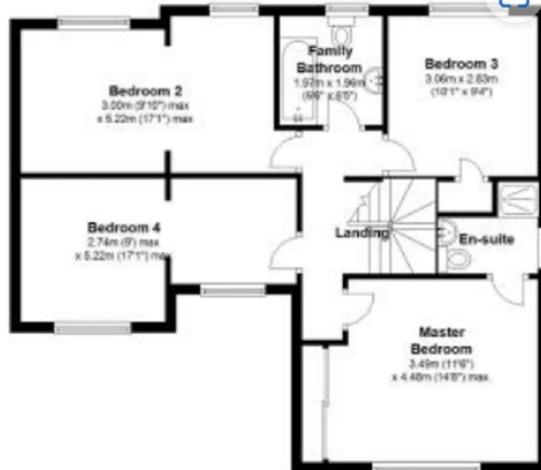
Ground Floor

Approx. 66.3 sq. metres (714.0 sq. feet)



First Floor

Approx. 98.0 sq. metres (1059 sq. feet)



Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.