

8 Primrose Close  
Brackla  
Bridgend  
Bridgend County  
CF31 2BS

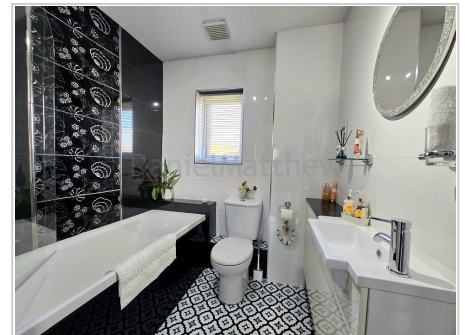
£399,950



- Stunning Four Bedroom Detached Home
- Double Garage
- Separate Lounge
- Study
- Upgraded Kitchen / Diner / Family Room
- Utility & WC
- Ensuite Bathroom
- Family Bathroom With Shower
- Landscaped Beautiful Rear Garden
- Private Cul-De-Sac Location

**Ref: PRA10913**

**Viewing Instructions: Strictly By Appointment Only**



## General Description

\*\*\*STUNNING FOUR BEDROOM DETACHED HOME PRESENTED TO SHOW HOME STANDARD \*\*\* We are pleased to offer to the market this four bedroom detached property with a double garage situated in a sought after area of Brackla in a quiet cul-de-sac location. It is within walking distance of local shops, schools and amenities. Close to Junction 35 & 36 of the M4. This well proportioned family home comprises; entrance hallway, WC, study, lounge, upgraded kitchen/dining room to include appliances plus a utility room. First floor: Four bedrooms with the master having an ensuite bathroom there is also a family bathroom. The driveway leads to the detached garage. The rear garden is nicely landscaped and low maintenance with plenty of space to relax and entertain. Call to arrange an appointment to view on 01656 750764

## Accommodation



### Entrance Hallway

Enter via a partially glazed composite front door into a spacious hallway which features wood effect laminate flooring, skimmed walls and ceiling with doors off to downstairs rooms. Radiator. Fitted carpet to staircase that leads to the first floor.



### Cloakroom/w.c (6' 0" x 2' 11") or (1.82m x 0.88m)

A two piece suite which includes a WC and wash hand basin built into a vanity unit with tiling to splash back. Heated towel rail. Laminate flooring. UPVC double glazed window with blinds.



### Study (7' 3" x 6' 0") or (2.22m x 1.84m)

Situated to the front of the property with a UPVC double glazed window and blinds to remain. Artexed and coved ceiling. Wood effect laminate flooring.



### Lounge (16' 7" x 12' 8") or (5.06m x 3.86m)

The lounge is well proportioned and situated to the front of the property with a walk in UPVC double glazed bay window with blinds to remain. Skimmed walls and ceiling with wood effect laminate flooring. Dual fuel inset log burner with hearth. Radiator.





## Kitchen / Dining Room (21' 5" x 11' 1") or (6.52m x 3.39m)

This room is the focal point of the property and has been upgraded to a high specification overlooking the beautiful rear garden. The kitchen is fully fitted with a centre island and coordinating work surfaces and sink unit. The appliances are integrated and include a dishwasher, fridge, freezer, electric oven, microwave and gas hob. Under unit lighting. Space for dining table and chairs. Laminate flooring. UPVC double glazed window and second window with a window seat. Under stairs storage cupboard. Radiator. Skimmed walls and ceiling with down lights. Laminate flooring. Entrance into utility room.

---



## Utility Room (8' 2" x 4' 9") or (2.48m x 1.46m)

The utility has wall and base units with coordinating work surfaces and stainless steel sink with drainer and mixer tap. Plumbing for washing machine. Wall mounted central heating boiler. Part glazed door leading to side of the property. UPVC double glazed window with blind. Skimmed walls and ceiling with down lights. Laminate flooring

---

## Landing

Fitted carpeted. Skimmed walls and ceiling with down lights and loft access which is part boarded and loft ladder. UPVC double glazed window. Radiator. Doors off to all first floor rooms. Airing cupboard.

---



## Master Bedroom (13' 6" x 11' 1") or (4.11m x 3.37m)

Situated to the front of the property with UPVC double glazed window and blinds to remain. Radiator. Built in wardrobes. Artexed and coved ceiling. Fitted carpets. Door leading to ensuite bathroom.

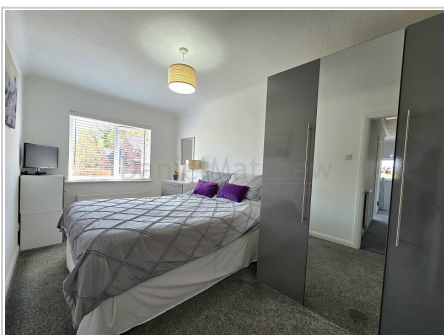
---



## En Suite (7' 10" x 6' 2") or (2.40m x 1.89m)

A three piece suite in white comprising of a panelled bath with overhead shower, low level WC and wash-hand basin set within vanity unit. Further benefits from chrome towel rail, tile effect laminate flooring, fully tiled walls and an obscured UPVC window to the front elevation.

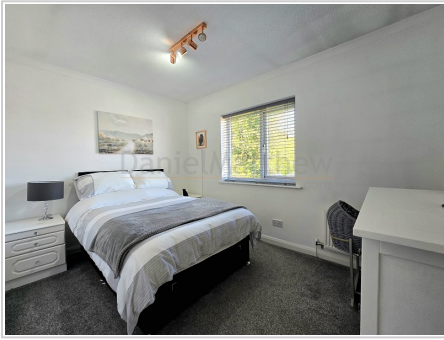
---



## Bedroom Two (14' 5" x 8' 0") or (4.39m x 2.43m)

Situated to the front of the property with UPVC double glazed window and blinds to remain. Radiator. Artexed ceiling. Fitted carpets.

---



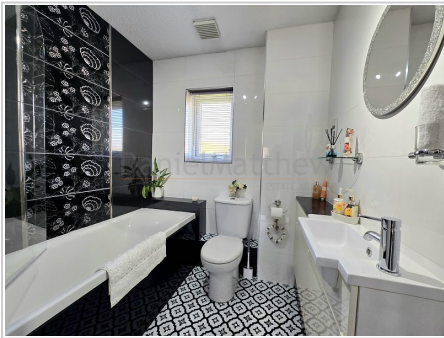
### Bedroom Three (11' 9" x 8' 3") or (3.57m x 2.51m)

Situated to the rear of the property with UPVC double glazed window and blinds to remain. Radiator. Artexed and coved ceiling. Fitted carpets.



### Bedroom Four (9' 9" x 8' 4") or (2.98m x 2.53m)

Situated to the rear of the property with UPVC double glazed window and blinds to remain. Radiator. Artexed and coved ceiling. Fitted carpets.



### Bathroom (8' 2" x 6' 4") or (2.49m x 1.93m)

The family bathroom has been fitted with a three piece white suite comprising a panelled bath and overhead shower, low level WC and wash-hand basin set within vanity unit. Further features include chrome towel rail, fully tiled walls and tiled flooring and an obscured UPVC window to the rear elevation.



### Garden

The rear garden is fully enclosed and beautifully landscaped and laid to lawn but also provides a patio area ideal for outdoor dining. It further benefits from two decked areas. There are steps leading down to access the double garage and side gate provides access to the front of the property.

The front of the property is open plan and laid to lawn with steps leading to front door.



### Double Garage (17' 7" x 17' 1") or (5.36m x 5.21m)

The driveway leads to a detached double garage offering power supply with up and over doors and personnel door into the garden.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C71

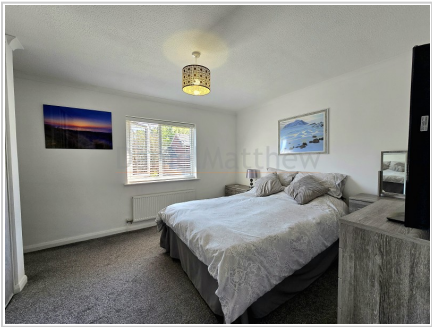


Tenure

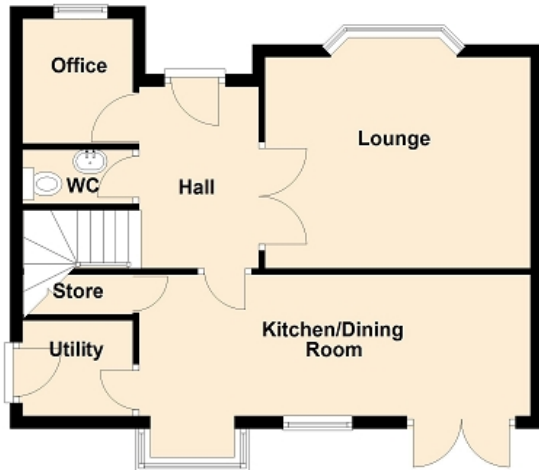
We are informed that the tenure is Freehold

Council Tax

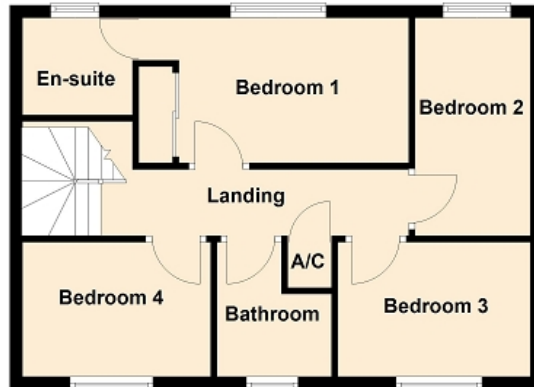
Band E



**Ground Floor**



**First Floor**



*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.*