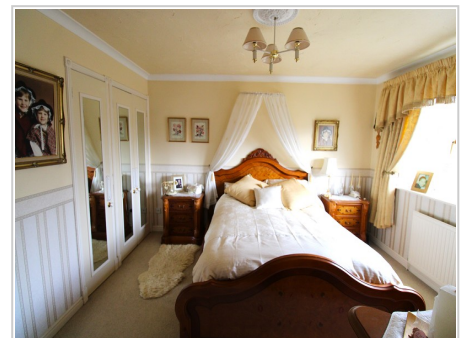


10 Heol Penderyn
Brackla
Bridgend
CF31 2EA

332,000



- Spacious 4 Bedroom Detached Family Home
- Garage Conversion & Conservatory
- 2 Sitting Rooms
- En-suite to Master
- Mature Generous Size Gardens
- Extra Plot to Side(Leased)
- Ideal Small Holding
- Driveway & Additional Parking Space



Ref: PRA11866

Viewing Instructions: Strictly By Appointment Only

General Description

Unique opportunity to purchase this spacious four bedroomed detached family home set on a generous size plot with an additional plot to side (leased) ideal small holding located in Brackla. The property has uPVC double glazing and gas central heating. The property benefits from a garage conversion & spacious conservatory & 2 sitting rooms. The property provides good access to all local amenities to include the Brackla Triangle Shopping Centre; good access into Bridgend Town Centre with all its facilities and amenities to include local rail links to both Cardiff and Swansea. The property also provides good access to Junction 36 of the M4 Motorway and the McArthur Glen Designer Outlet.

The property comprises: - GROUND FLOOR: - Entrance; Hallway; Garage Conversion, Downstairs Cloakroom; Spacious Lounge; Spacious Dining Room; Conservatory; Kitchen/Breakfast area. FIRST FLOOR: - Landing; Master Bedroom with En-suite and three further bedrooms & family bathroom. OUTSIDE: - Driveway to front and side with generous size mature gardens to rear

Accommodation

Ground Floor

Entrance

via an aluminium coated front door with two stained glass panels leading into: -



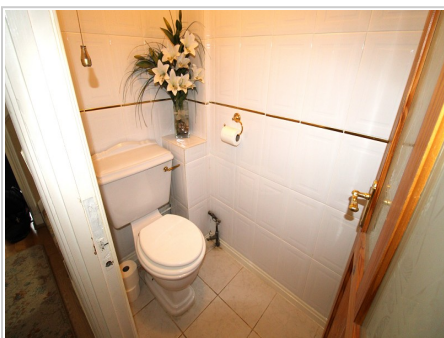
Hallway

Spacious hallway with stained glass panel to the front, ceramic tiling to the floor, skimmed ceiling, feature two brick walls, additional attractive wood strip flooring, one radiator, dado rail, coved and artex ceiling, understairs walk-in cupboard, access to first floor:-



Garage Conversion/Second Sitting Room (11' 7" x 15' 5") or (3.53m x 4.69m)

uPVC bay window to the front, fitted carpet, one radiator, coved and skimmed ceiling, pine panel door leading into a storage cupboard with double socket and light currently housing a tumble dryer.



Downstairs Cloakroom

Two-piece suite in white, ceramic tiling to the floor, fully tiled walls, artex ceiling with extractor fan.



Spacious Lounge (16' 3" x 10' 11") or (4.95m x 3.34m)

uPVC double glazed window to the front, fitted carpet, one double radiator, feature coved and artex ceiling with a rose centrepiece, attractive dado rail, white marble Adams fire surround with a marble hearth and marble inset with a living flame gas fire, feature white panel doors with stained glass panels leading into: -



Spacious Dining Room (11' 11" x 11' 1") or (3.62m x 3.38m)

uPVC double glazed window to the rear, fitted carpet, one double radiator, feature coved and artex ceiling with rose centrepiece, attractive archway leading into: -



Conservatory (11' 9" x 12' 11") or (3.58m x 3.94m)

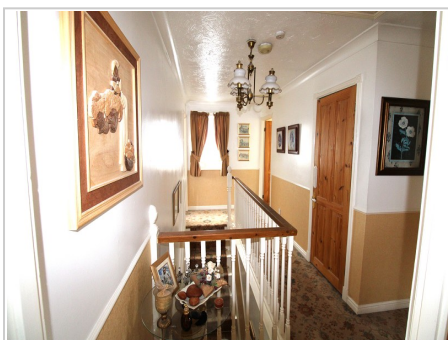
uPVC conservatory with a fully glazed door to the side, attractive ceramic tiling to the floor, stained glass panelling to the top of the windows.



Kitchen/Breakfast Room (14' 10" x 10' 0") or (4.53m x 3.06m)

Range of base and wall units in sage green, complimentary worktop, one and a half stainless steel sink unit with chrome mixer taps, electric hob, eye level electric oven with integrated fridge-freezer, washing machine, attractive splashback tiling, chrome cooker hood, breakfast table area, ceramic tiling to the floor, half tiled walls, coved and artex ceiling, uPVC double glazed window to the rear, patio doors to the rear, square opening overlooking the dining room.

First Floor



Landing

Attractive tread carpet on the stairs, gallery style landing with fitted carpet, white and oak spindle staircase, coved and artex ceiling, loft access with a pull-down ladder, pine panel door leading into a storage cupboard with storage housing the hot water tank, uPVC double glazed window to the side.



Family Bathroom

4-piece suite in cream, sink is set in light beech vanity unit with ample storage. Mixer shower taps over the bath with shower screen. Fully tiled walls, ceramic tiling to the floor.
Brass towel rail, Upvc window to front, artex ceiling.



Master Bedroom with En-suite (11' 2" x 12' 10") or (3.40m x 3.92m)

uPVC double glazed window to the rear, fitted carpet, one radiator, coved and artex ceiling with a rose centrepiece, triple fitted wardrobes with mirrored panels, pine panel door leading into a spacious En-suite.



En-Suite (5' 8" x 9' 6") or (1.72m x 2.89m)

Double shower cubicle with an attractive archway area, low level WC, sink set in a vanity unit, wall mounted cabinet with cupboards and mirrors, fully tiled with attractive tiling, ceramic tiling to the floor, brass heated towel rail, uPVC window to the rear, coved and skimmed ceiling, electric shower in the shower cubicle.



Bedroom Two (11' 4" x 12' 5") or (3.45m x 3.79m)

uPVC double glazed window to the front, fitted carpet, one radiator, coved and artex ceiling, range of cream fitted wardrobes, dressing table area, overhead lockers, additional double doors with glass mirrored panels leading into another fitted wardrobe, cupboard with single mirrored door.



Bedroom Three (9' 9" x 9' 7") or (2.97m x 2.92m)

uPVC double glazed window to the rear, fitted carpet, one radiator, coved and artex ceiling, range of cream bedroom fittings with double wardrobes, overhead lockers, dressing table inset with drawers and overhead lockers.



Bedroom Four (8' 1" x 8' 7") or (2.47m x 2.62m)

uPVC double glazed window to the front, fitted carpet, one radiator, coved and artex ceiling, range of cream fitted wardrobes with overhead lockers and bedside cabinets.

Outside

Front

Driveway to the front & side, garden laid to lawn with mature trees, plants, and shrubs.

Rear

Solar panels on the roof at the rear that heat the hot water.

Generous size rear garden with a garden laid to lawn with mature trees, plants and shrubs, generous size patio area.

Side

Generous size plot currently leased, IDEAL SMALL HOLDING.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:72

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.