



34, Hollyhock Drive
Bridgend, CF31 2NS

Watts
& Morgan



34, Hollyhock Drive

Brackla, Bridgend CF31 2NS

£315,000 Freehold

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A well proportioned 4 bedroom detached property being sold with no-ward chain. Situated in a popular location in Brackla. Located with convenient access to local schools, shops, amenities and Bridgend Town Centre and just a short drive from J36 of the M4. Accommodation comprises; entrance hall, lounge, open-plan kitchen/dining room, utility and WC. First floor; bedroom one with fitted wardrobes and en-suite shower room, 3 further bedrooms and a family bathroom. Externally offering a private driveway with off road parking, single garage and enclosed rear garden. Chain free.

Directions

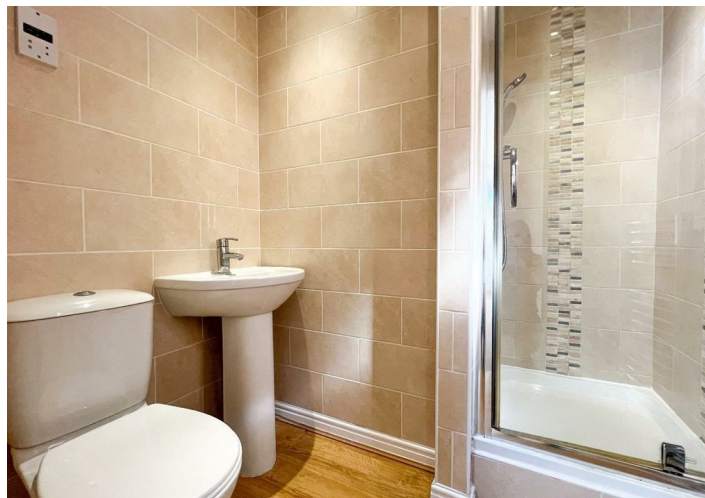
* Bridgend town centre - 2.5 Miles * Cardiff - 24.0 Miles *
J36 of the M4 - 2.8 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a PVC front door into the entrance hallway with tiled flooring, understairs storage cupboard and a carpeted staircase leads up to the first floor. To the front of the property is the living room. It is a great sized reception room with carpeted flooring, a bay window over-looking the front and a central feature marble fireplace. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and a wash hand basin. With tiled flooring, tiled splash-back and a window to the front. The open-plan kitchen/dining room benefits from continuation of tiled flooring, sliding doors opening out to the rear garden and a further window over-looking the rear garden. There is ample space for freestanding dining furniture. The kitchen has been fitted with a range of coordinating light oak wall and base units with complementary work surfaces over with tiled splash-backs. Appliances to remain include; 4-ring gas hob with oven, grill and extractor fan. Space is provided for freestanding appliances. An arch leads into the utility which is fitted with work surfaces and base units. There is a second ceramic sink and a partly glazed PVC door leads out to the side. The utility has tiling to the walls, tiled flooring and houses the gas boiler.

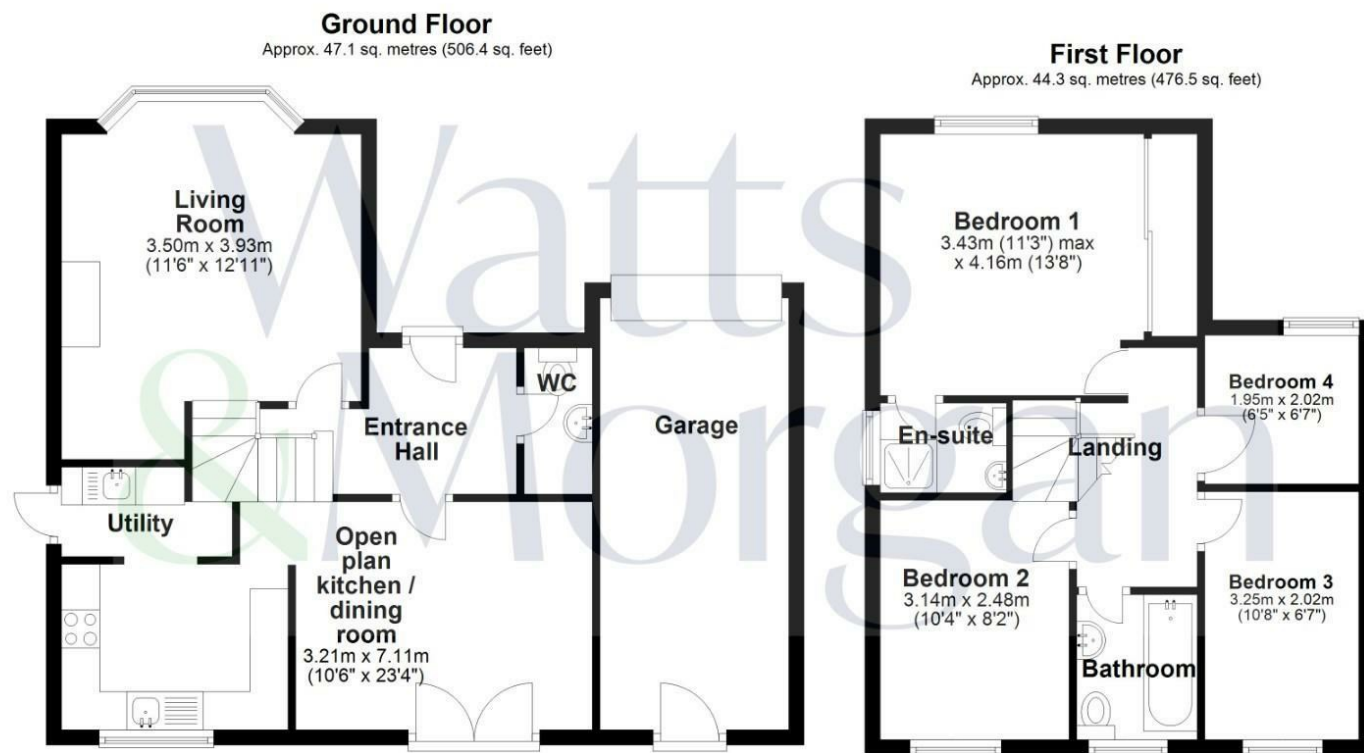
The first floor landing offers carpeted flooring and access to the loft hatch. There is a window to the side aspect. Bedroom One is a spacious double bedroom with carpeted flooring, spotlighting and fitted wardrobes with mirrored sliding doors. Leading into an en-suite shower room which has been fitted with a 3-piece suite comprising of a tiled shower enclosure, WC and a wash hand basin. With laminate flooring, tiling to the walls, spotlighting, chrome ladder radiator and a window to the side. Bedroom Two is a double bedroom with built-in airing cupboard, carpeted flooring and fitted wardrobes and storage with a window to the rear. Bedroom Three benefits from fitted wardrobes with over-head storage, carpeted flooring and a window to the rear. The fourth bedroom is a single room with carpeted flooring and windows to the front. The family bathroom is fitted with a 3-piece suite comprising of a panelled bath with over-head shower, WC and a wash hand basin. With laminate flooring, tiling to the walls and a window to the rear.

GARDENS AND GROUNDS

Approached off Hollyhock Drive, no. 34 benefits is accessed off a private driveway over-looking the green. To the front of the property is a private driveway with off-road parking for 2 vehicles in front of the single garage with manual up and over door and power supply. There is a rear door providing access into the garden and a timber gate providing access to the garden. To the rear is a fully enclosed garden predominantly laid to lawn with a patio area ideal for outdoor furniture.

ADDITIONAL INFORMATION

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



Total area: approx. 91.3 sq. metres (982.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	84
England & Wales		
EU Directive 2002/91/EC		



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