



Westerleigh, Brackla Way
Bridgend, CF31 2JS

Watts
& Morgan



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£550,000 Freehold

5 Bedrooms | 2 Bathrooms | 3 Reception Rooms

An individually built five double bedroom detached property situated in a popular location in Brackla. Being sold with no onward chain. This unique and impressive family home offers spacious versatile living accommodation. The property is conveniently located just a short walk from the Triangle shopping precinct offering local shops and amenities and within walking distance of multiple local schools. Just a short walk from Bridgend town centre and nearby for convenient M4 access to J36.

Accommodation briefly comprises of grand entrance hallway, WC, spacious living room, kitchen/dining room, formal dining room, study. First floor landing, bedroom one with ensuite shower room, four further generous double bedrooms and a 4-piece family bathroom. Externally offering a private drive to the rear with car port and ample off-road parking for 3/4 vehicles, detached double garage and a superb garden plot offering both space and privacy.

Directions

Bridgend Town Centre- 3.2 Miles Cardiff City Centre- 22.5 Miles J36 (M4 Motorway) - 4.4 Miles

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC front door into the grand hallway with wood flooring and central staircase leads to the first floor. There is a handy built-in cloakroom and a ground floor WC. Double doors open into the main living room which is a light and spacious family room with window to front and side aspects and a sliding door opening out onto the side garden. The living room benefits from wood flooring, feature tiled wall with inset multi-fuel burner and ample space for lounge furniture. The spacious open plan kitchen/dining room features a lantern sky light window and the kitchen has been fitted with a range of coordinating shaker style wall and base units with complementary solid woodwork surfaces over with tiled flooring and tiled splash backs. There is recessed spotlighting and windows to the side. There is ample space for a freestanding dining table. Integrated appliances to remain include the freestanding range oven with 5-ring gas hob and extractor hood over, integrated dishwasher and integrated microwave. There is space provided for freestanding American style fridge freezer and there is a Belfast dual ceramic sink with swan neck mixer tap and a PVC door providing access to the covered car port. The utility room is fitted with coordinating wall and base units and solid woodwork surfaces over with an inset stainless-steel sink with drainer. The utility room houses the gas combination boiler and has space and plumbing provided for white goods. There is a PVC door providing access out to garden and windows to the side and rear aspects. The formal dining room is a versatile spacious reception room with laminate flooring and windows to the rear. The study is a great addition and benefits from built-in storage units, carpeted flooring and windows to the front.

The first-floor galleried landing has carpeted flooring and all doors lead off. There are multiple built-in storage cupboards. Bedroom one is a spacious principal bedroom with fitted wardrobes, windows overlooking the front leading into an ensuite bathroom. The ensuite is fitted with a walk-in shower enclosure with glass screen, WC and wash-hand basin set within unit with fully tiled walls and flooring and with a chrome ladder radiator. Windows to the front aspect. Bedroom two is a generous second bedroom with two sets of windows to the rear with built-in seating areas, generous storage in the eaves and carpeted flooring. Bedroom three is a spacious double bedroom with carpeted flooring, bespoke fitted wardrobes, storage and a seating area and window to the rear. Bedroom four offers carpeted flooring with fitted wardrobes and a window to the front. The fifth double bedroom offers carpeted flooring, fitted wardrobes and storage and a window to the side. The family bathroom has underfloor heating and is fitted with a 4-piece suite comprising of a double shower enclosure with glass screen, bath, WC and wash-hand basin with tiled walls and flooring and a window to the rear.

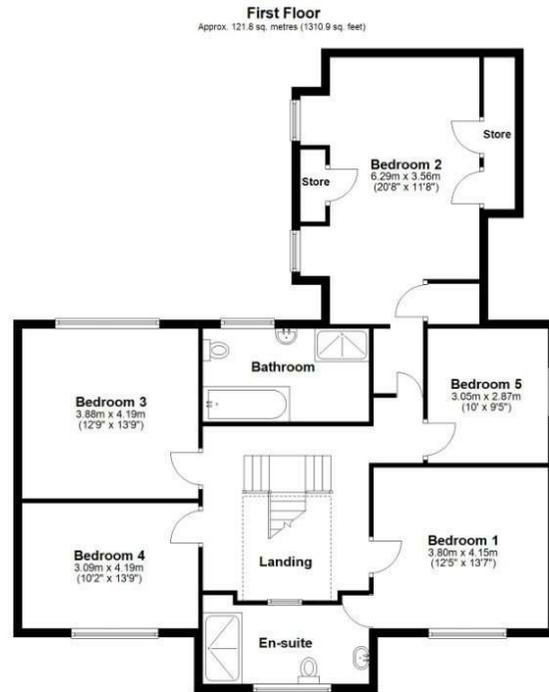
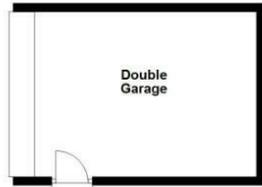
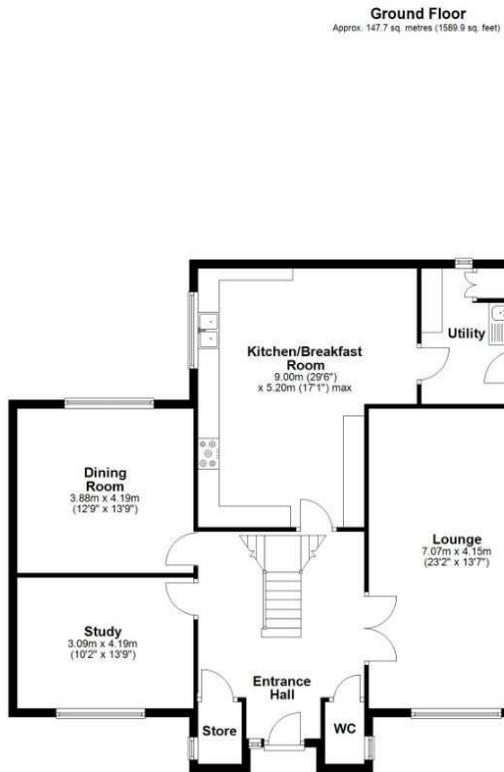
GARDENS AND GROUNDS

Approached off Brackla Way Westerleigh is set back and hidden behind tall trees. There is a front enclosed garden predominantly laid to lawn with abundance of colourful shrubs and flowers and there is a paved pathway providing access right around the property. To the rear is a private driveway leading into a covered car port area with off-road parking for 3/4 vehicles. There is a detached double garage with manual up and over door, power and light supply and loft storage space. The garden is a wrap around lawned garden, there is a private area to the side predominantly laid to lawn with a spacious patio area ideal for outdoor furniture all enclosed via tall hedging creating a private aspect.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "C". Council Tax Band "G".





Total area: approx. 269.5 sq. metres (2900.8 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		
	74	78
England & Wales	EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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