

FOR
SALE



23 St Michaels Way, Brackla, Bridgend, Mid Glamorgan CF31 2BT

£360,000 - Freehold

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Payton
Jewell
Caines

PROPERTY SUMMARY

Four bedroom detached house located on the Coity side of Brackla comprising entrance hall, downstairs WC, utility, lounge, kitchen/diner, four bedrooms, family bathroom, enclosed rear garden, off road parking and garage. The property benefits from excellent road links to the M4 and A48 and is within easy access of all facilities and amenities.

POINTS OF INTEREST

- Four bedroom detached house
- Downstairs WC
- Kitchen/diner
- Utility
- Enclosed rear garden
- Lounge
- Off road parking/ Garage



ROOM DESCRIPTIONS

Entrance

Via part frosted glazed PVCu front door into the entrance hall finished with textured and coved ceiling, two centre lights, smoke alarm, papered and emulsioned walls, radiator, skirting and tiled flooring. Doors leading to downstairs WC, utility, kitchen/diner and lounge. Stairs leading to the first floor.

Downstairs WC

0.91m x 1.58m (3' 0" x 5' 2") Textured ceiling, centre pendant light, emulsioned walls with tiling to splash back area, frosted PVCu double glazed window overlooking the front of the property, radiator, wall mounted mirror, skirting and a continuation of the tiled flooring. Two piece suite comprising low level WC and pedestal sink with chrome mixer tap.

Utility

2.08m x 2.56m (6' 10" x 8' 5") Partitioned to the rear of the garage. Emulsioned ceiling, centre light, smoke alarm, emulsioned walls and tile effect vinyl flooring. Plumbing for washing machine. Space for tumble dryer. Further fitted storage space. Door into garage.

Lounge

3.82m x 4.75m (12' 6" x 15' 7") Textured and coved ceiling, two pendant light, emulsioned walls, PVCu double glazed French door leading out to the rear garden, PVCu double glazed window overlooking the rear garden, two radiators, skirting and wood effect laminate flooring.

Kitchen/diner

2.44m x 7.48m (8' 0" x 24' 6") Textured and coved ceiling, centre pendant light, emulsioned walls, PVCu double glazed window overlooking the front of the property, PVCu frosted double glazed door leading out to the side of the property, PVCu double glazed window overlooking the rear of the property, radiator, skirting and wood effect laminate flooring. A range of wall and base units in a shaker style with complementary roll top work surfaces. Gas Range cooker to remain. Black overhead extractor fan. Inset ceramic sink with chrome mixer tap. Plumbing for freestanding dishwasher. Space for freestanding fridge/freezer.

First floor landing

Via stairs with spindle hand rail and wooden treads. Door leading to four bedrooms and family bathroom. Airing cupboard with built in shelving. Textured ceiling, access to loft with light and part boarded, centre light pendant light, smoke alarm, access to loft, emulsioned walls, radiator, PVCu double glazed window overlooking the side of the property, skirting and wood effect laminate flooring.

Bedroom 1

3.09m x 3.76m (10' 2" x 12' 4") Textured ceiling, centre light, emulsioned walls, PVCu double glazed window overlooking the rear, radiator, skirting and wood effect laminate flooring. Built in mirror fronted wardrobe with sliding doors. Door to built in storage cupboard.

Storage

1.68m x 2.41m (5' 6" x 7' 11") Previously an en-suite but now a storage cupboard, the vendor has advised that the plumbing is still there. Textured ceiling, centre light, part emulsioned/ part tiled walls, PVCu frosted double glazed window overlooking the side of the property, radiator, skirting and laminate flooring.

Bedroom 2

2.85m x 3.09m (9' 4" x 10' 2") Measurements to the face of the wardrobes. Textured ceiling, centre pendant light, emulsioned walls with one feature papered wall, PVCu double glazed window overlooking the rear, radiator, skirting and a continuation of the laminate flooring. Built in storage cupboard with hanging rails and shelving.

Bedroom 3

2.64m x 3.44m (8' 8" x 11' 3") Textured ceiling, centre pendant light, emulsioned walls, PVCu double glazed window overlooking the front, radiator, skirting and wood effect laminate flooring. Built in storage cupboard with hanging rail and shelving.

Bedroom 4

2.53m x 2.65m (8' 4" x 8' 8") Textured ceiling, centre light, emulsioned walls, timber framed double glazed Velux window overlooking the front of the property, radiator, skirting and a continuation of the laminate flooring.

ROOM DESCRIPTIONS

Family bathroom

1.86m x 2.61m (6' 1" x 8' 7") Textured ceiling, centre light, tiled walls, wall mounted mirror, chrome towel radiator, Velux double glazed timber framed window overlooking the front of the property and tiled flooring. Four piece suite comprising low level WC, curved corner shower with sliding glass doors and overhead electric shower, vanity sink unit with chrome mixer tap, bath with chrome mixer tap and hand held shower attachment

Outside

Good sized enclosed and relatively private rear garden, mainly laid to lawn, area laid to patio, mature shrubs and trees. Good sized space to the side perfect for extra storage. Side gate leading to the front of the property.

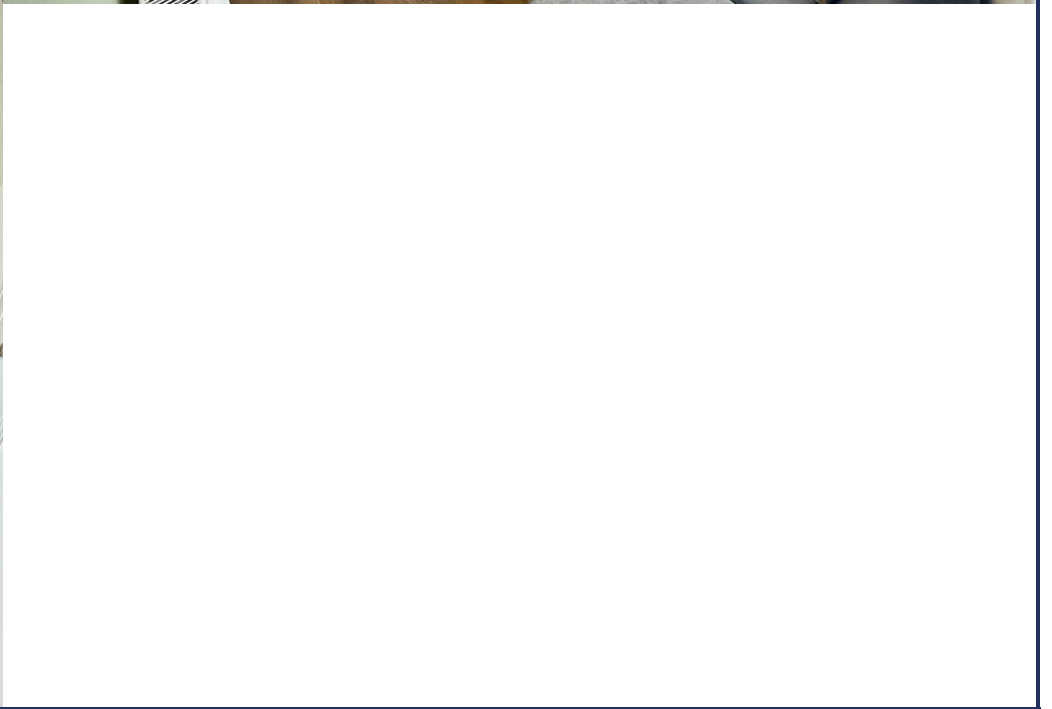
Area of laid lawn to the side of the property.

Tarmacadam driveway parking to the front of the property for two/ three vehicles. Paving leading to the front door with overhead canopy. Area laid to lawn.

Garage

Power and lighting. Access via a traditional up and over door. Door to utility.





Awaiting EPC &
Floorplan