



Lark Rise, Brackla, Bridgend . CF31 2NU

Offers In Region Of  
£400,000





# Lark Rise, Brackla, Bridgend . CF31 2NU

An IMPRESSIVE four bedroom DETACHED house situated within the SOUGHT AFTER location of Brackla. The property briefly comprises THREE RECEPTION ROOMS, cloaks/WC, kitchen, UTILITY, four bedrooms, one with ENSUITE, bathroom, front & rear gardens, DOUBLE DETACHED GARAGE & DRIVEWAY. NO ONGOING CHAIN.

## Offers In Region Of £400,000 - Freehold

- Four bedroom detached family home
- Lounge, dining room & study
- Downstairs cloakroom/WC
- Good sized kitchen & utility room, EPC-D
- Double garage & ample off road parking
- Available with NO ONGOING CHAIN



## DESCRIPTION

An impressive four bedroom detached house accessible via a large sweeping driveway and is being offered for sale with NO ONGOING CHAIN. The property benefits from a lounge, dining room plus study, downstairs cloakroom/WC, utility room, en suite to master bedroom, beautiful privately enclosed garden to rear and a double detached garage. This ideal family home is situated at the head of the cul-de-sac and early viewing comes highly recommended to fully appreciate.

## ENTRANCE

Access via PVCu double glazed front door into welcoming entrance hallway.

## ENTRANCE HALLWAY

Artexed and coved ceiling, emulsioned walls, radiator and fitted carpet. Feature staircase leading to first floor with under stairs storage.

## CLOAKROOM/W.C

The cloakroom/WC is finished with stippled and coved ceiling, emulsioned walls and fitted carpet. Two piece suite in grey with a low level WC and wall mounted hand basin with tiled splash back. PVCu wood grain frosted double glazed window to front and radiator.

## DINING ROOM (11' 10" x 9' 2") or (3.61m x 2.80m)

Overlooking the front via a PVCu double glazed window set within bay and finished with artexed and coved ceiling, emulsioned walls, radiator, fitted carpet and T.V. point.

## STUDY (7' 8" x 6' 11") or (2.34m x 2.11m)

Situated to the front of the property via a PVCu double glazed window and finished with stippled and coved ceiling, emulsioned walls, radiator and fitted carpet. Wall mounted alarm system.

## LOUNGE (19' 10" x 11' 9") or (6.05m x 3.59m)

Generous sized lounge boasting ample natural light via PVCu double glazed windows to front and side, as well as French doors to rear garden. The room is finished with artexed and coved ceiling, two down lights, emulsioned walls, two radiators and fitted carpet. The focal point to the room is the focal fire surround with living flame gas fire.

## KITCHEN (14' 4" x 9' 7") or (4.37m x 2.93m)

Overlooking the rear via two PVCu double glazed window with blind and curtains to remain and finished with stippled and coved ceiling, emulsioned walls and vinyl flooring. The kitchen offers a range of base and wall units in light oak with ample work surface, tiling to splash back areas and a one and a half bowl acrylic sink unit with mixer tap. Plumbing for automatic washing machine, integrated fridge freezer, four ring gas hob and concealed extractor with split level oven. Radiator. Door giving access into utility room.

## UTILITY ROOM

Stippled ceiling, emulsioned walls, radiator and vinyl flooring. Larder unit, single drainer acrylic sink with mixer tap, plumbing for automatic washing machine and space for tumble drier. Wall mounted Worcester gas boiler and PVCu part panelled and part multi glazed door to rear garden.





## GALLERY LANDING

Gallery style landing with spindle balustrade making a beautiful feature to the house. The landing has fitted carpet, radiator and an airing cupboard with hot water tank and shelving.

## FAMILY BATHROOM (6' 11" x 6' 11") or (2.12m x 2.11m)

Stippled ceiling, part tiled/part emulsioned walls and a three piece suite comprising hand basin set within vanity unit, low level WC set within vanity with work surface above and a panelled bath with over head mains fed shower, shower rail and curtain. Radiator and a PVCu frosted double glazed window to rear.

## MASTER BEDROOM (19' 10" x 11' 11") or (6.04m x 3.62m)

The generous sized master bedroom is finished with stippled ceiling, emulsioned walls and fitted carpet. A range of built-in four door wardrobes with additional wardrobes, bed side cabinets and display shelving along with dressing table all to remain. PVCu double glazed window to rear and radiator.

## EN SUITE (8' 1" x 6' 6") or (2.47m x 1.97m)

Stippled ceiling, part emulsioned/part tiled walls and vinyl flooring. Three piece suite comprising hand basin and low level WC set within vanity unit and corner bath with overhead mains fed shower, shower rail and curtain. PVCu frosted double glazed window to front and radiator.

## BEDROOM 2 (12' 2" x 10' 4") or (3.70m x 3.16m)

Bedroom two is finished with stippled and coved ceiling, emulsioned walls and fitted carpet. A range of fitted wardrobes and matching bedside cabinets and dressing table. Radiator and a PVCu double glazed window overlooking rear elevation.

## BEDROOM 3 (10' 4" x 7' 6") or (3.16m x 2.28m)

Bedroom three is situated to the front via a PVCu double glazed window and is finished with stippled and coved ceiling, emulsioned walls and fitted carpet. Fitted wardrobe and over bed bridging unit, bedside cabinet and display shelving all to remain. Additional fitted wardrobe and desk area. Radiator.

## BEDROOM 4 (10' 11" x 7' 0") or (3.32m x 2.14m)

Overlooking the front of the property via a feature PVCu double glazed window and finished with apex ceiling, emulsioned walls, wall light facilities and fitted carpet. Radiator.

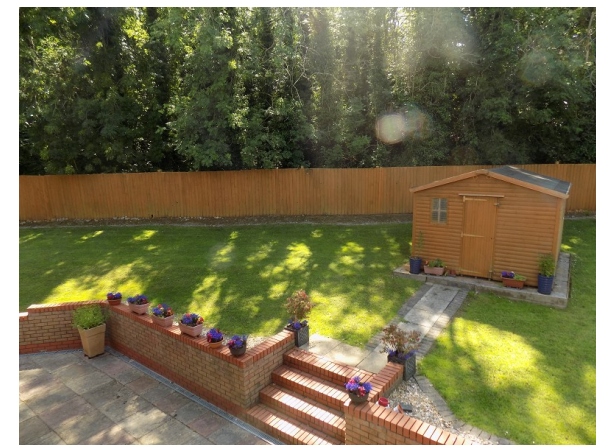
## OUTSIDE

The frontage is enclosed and bounded by part fence and shrubs into a sweeping driveway offering ample off road parking and turning point for several vehicles. Detached double garage (5.33m x 5.23m) which is accessed via electric doors with courtesy door to side, pitched tiled roof and power and light installed. Side access to rear and a footpath leading to front door.

The private rear overlooks woodland and is of a generous size with large paved patio area ideal for garden furniture. Steps leading to lawned area which is enclosed and bounded by wood panel fencing.

## NOTE

We have been advised the property is freehold, however, the title deeds have not been inspected.



## DIRECTIONS


On entering Brackla from Coity side, take the third exit off roundabout and continue along Church Acre. Take a left onto Lark Rise and the property can be found at the head of the cul-de-sac.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)



# Floorplan & EPC

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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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