

FOR
SALE



6 Heol Ty Nant, Llangeinor, Bridgend, Mid Glamorgan CF32 8HZ

£425,000 - Freehold

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Payton
Jewell
Caines

PROPERTY SUMMARY

An individually designed and built home boasting beautiful views of the Garw Valley to the rear and offering huge potential to create up to 6 bedrooms with the spacious loft room which is ripe for conversion. Currently offering three bedrooms (one en-suite), family bathroom, two reception rooms, kitchen / diner, utility and a conservatory plus a single garage and driveway parking. Located in a small cul-de-sac of self build homes this is a must for a viewing!

POINTS OF INTEREST

- INDIVIDUALLY DESIGNED DETACHED HOME
- Superb views over Garw Valley
- Further potential to convert the loft space
- Small cul-de-sac location in semi rural village



ROOM DESCRIPTIONS

Entrance

Via part frosted glazed PVCu front door with side frosted glazed panels into the entrance hall finished with a coved ceiling, central ceiling rose with light fitting, emulsioned walls, skirting and fitted carpet. Stairs leading down to lower accommodation with fitted carpet and wooden balustrade.

Reception 2

2.70m x 3.85m (8' 10" x 12' 8") Overlooking the front via PVCu double glazed window with a fitted roller blind and finished with coved ceiling, central ceiling rose, light fitting, emulsioned walls, skirting and fitted carpet. Double doors through to reception 1/lounge.

Reception 1/Lounge

5.50m x 3.90m (18' 1" x 12' 10") Benefiting from superb valley views via PVCu sliding patio door leading out on to the enclosed balcony and finished with a coved ceiling, central ceiling rose, light fitting, emulsioned walls, PVCu double glazed window to the side with a fitted roller blind, feature coal effect gas living flame fire with a marble hearth and wooden mantel, skirting and fitted carpet.

WC

Ceiling mounted extractor, access to loft storage, coved ceiling, emulsioned walls, wall mounted mirror, radiator, skirting and fitted carpet. Two piece suite comprising WC and wash hand basin with chrome mixer tap and vanity unit.

Open plan kitchen/breakfast room

3.00m x 5.85m (9' 10" x 19' 2") Overlooking the rear via two PVCu double glazed windows both with fitted roller blinds and finished with a coved ceiling, recessed spot lights, emulsioned walls, skirting and fitted carpet to the dining area and vinyl flooring to the kitchen. A range of low level and wall mounted units in cream with brushed chrome handles and a complementary roll top work surface. Inset one and a half stainless steel sink with swan neck tap and drainer. Integrated four ring gas hob with overhead extractor hood. Integrated waist height electric oven and microwave. Under counter fridge. Door through to utility.

Utility

PVCu frosted glazed door to the side with side frosted glazed window and fitted roller blind. Coved ceiling, wall mounted extractor, emulsioned walls, skirting and a wood effect laminate floor. Inset sink with mixer tap and drainer. Plumbing for automatic washing machine and space for further under counter appliance. Further storage. Courtesy door leading through to the garage.

Garage

3.25m x 5.05m (10' 8" x 16' 7") Access to first floor accommodation, wall mounted Worcester gas fired combination boiler, fitted shelving and an electric up and over roller panel door. EV charging point.

Loft

Accessed via the garage loft hatch with pull down ladder and split in to two rooms with further potential to create two/three bedrooms plus additional bathroom or en-suite with staircase leading from the entrance hallway. Original planning included for dormers to be added to the back to benefit from the superb views.

Loft Room 1

5.30m x 5.90m (17' 5" x 19' 4") Double glazed Velux skylight, central fluorescent strip light, double glazed window to the front with a fitted roller blind. Dividing block work wall to the second room.

Loft Room 2

3.90m x 5.05m (12' 10" x 16' 7") Double glazed Velux skylight, double glazed window to the front with fitted vertical blinds, access to further loft storage and fluorescent strip light.

Hallway

Doors leading to three bedrooms and family bathroom.

Bedroom 1

4.30m x 3.25m (14' 1" x 10' 8") Overlooking the rear via PVCu double glazed window with a fitted roller blind and finished with central ceiling rose, coved ceiling, emulsioned walls, skirting and fitted carpet. Floor to ceiling fitted storage comprising two double fitted wardrobes with high level fitted storage. Door through to en-suite.

ROOM DESCRIPTIONS

En-suite

Central light fitting, ceramic tiles and respatex to the walls, wall mounted vertical modern radiator, wall mounted shelf, wall mounted mirror, extractor and ceramic tiled flooring. Three piece suite comprising WC, wash hand basin with chrome mixer tap, vanity shelf and unit, large walk in shower with a side glazed shower screen housing a plumbed shower.

Family Bathroom

PVCu frosted glazed window to the rear with a fitted roller blind, coved ceiling, central ceiling rose, part emulsioned/part ceramic tiled walls, radiator and a ceramic tiled floor. Three piece suite in white comprising WC, wash hand basin and bath with chrome mixer tap and shower attachment.

Bedroom 2

3.20m x 3.80m (10' 6" x 12' 6") Overlooking the rear via PVCu double glazed window with a fitted roller blind and finished with a coved ceiling, central ceiling rose, emulsioned walls, skirting and fitted carpet. Triple fitted wardrobe with matching bedroom furniture.

Reception 3

2.15m x 3.85m (7' 1" x 12' 8") Currently used as a study. Frosted glazed PVCu door leading into the conservatory with a side double glazed window and fitted roller blind, finished with coved ceiling, central ceiling rose, emulsioned walls, skirting and fitted carpet.

Conservatory

3.65m x 3.15m (12' 0" x 10' 4") Three aspects of PVCu double glazing all with fitted roller blinds, apex polycarbonate roof with central spot lights, French doors leading out to the rear patio.

Outside

Enclosed rear garden laid to patio and lawn with mature trees and shrubs and fantastic valley views.

Enclosed front garden laid to lawn with perimeter shrubs and raised beds and a block paved driveway suitable for parking up to four cars with gated access from the cul de sac.





Awaiting EPC &
Floorplan