

FOR  
SALE





## PROPERTY SUMMARY

Introducing this well presented five bedroom detached house set back off the road and one of only three houses. The property offers good size family accommodation comprising entrance hall, library, lounge, downstairs WC, kitchen/diner, dining room, utility, office, four bedrooms to the first floor and bathroom, fifth bedroom to the second floor, double garage, off road parking and good sized enclosed private rear garden. Viewing highly recommended to appreciate. Sold with no ongoing chain.

The property is within easy walking distance of Bridgend town centre, Bryntirion and Cefn Glas primary schools and Bryntirion Secondary school as well as local convenience stores, football club and bus routes serving the centre of Bridgend giving access to the mainline train station. Easy access to the McArthur Glen designer outlet and M4 corridor at junction 36.

## POINTS OF INTEREST

- Modern Five bedroom detached house
- Kitchen/diner plus separate dining room
- Utility/ library/ lounge/office
- Downstairs WC/ EPC -B , Council tax band - G
- Double garage/ off road parking
- Large private enclosed rear garden



## ROOM DESCRIPTIONS

### Entrance

Via part frosted glazed PVCu front door with side panels set on dwarf walls into good sized welcoming entrance hall finished with two pendant lights, smoke alarm, coving, radiator and marble tiled flooring with matching upstand skirting. Stairs leading to the first floor. Doors leading to lounge, library, downstairs WC, kitchen/diner, dining room and home office. Storage cupboard with hanging rail and shelving.

### Library/ Reception

3.42m Max x 2.67m Max (11' 3" Max x 8' 9" Max)

Coved ceiling, centre light, two PVCu double glazed windows with one overlooking the front of the property and one to the side of the property, radiator, skirting and fitted carpet. Fitted furniture can remain with the property.

### Lounge

5.79m Max x 3.85m Max (19' 0" Max x 12' 8" Max)

Coved ceiling, two centre lights, two PVCu double glazed windows with one overlooking the side and one overlooking the front of the property, two radiators, skirting and a continuation of the fitted carpet. Feature electric fire with marble hearth and wooden mantel.

### Downstairs w.c.

2.66m Max x 1.24m Max (8' 9" Max x 4' 1" Max)

Coved ceiling, pendant light, emulsioned walls with tiling to splash back areas, wall mounted mirror, radiator, frosted PVCu double glazed window overlooking the side of the property, skirting and tiled flooring. Two piece suite comprising low level WC and pedestal sink with chrome taps.

### Kitchen/Diner

5.28m Max x 3.56m Max (17' 4" Max x 11' 8" Max)

Coved ceiling, two centre pendant lights, emulsioned walls with tiling to splash back areas, PVCu double glazed window overlooking the rear of the property, PVCu double glazed sliding door leading out to the rear garden, radiator, skirting and tiled flooring. A range of wall and base units in a shaker style oak with complementary roll top work surface. Large gas range cooker that can remain with black overhead extractor hood. Built in dishwasher. Inset stainless steel sink with chrome mixer tap. Space for family dining room table and chairs. Space for freestanding fridge/freezer. Door leading to

utility.

### Utility

2.66m x 2.0m (8' 9" x 6' 7")

Centre spot light, radiator and tiled flooring. A range of wall and base units in a shaker style with complementary roll top work surface. Inset stainless steel sink with chrome mixer tap. Space for washing machine and tumble dryer. Wall mounted gas combination boiler. Space for further freestanding fridge/freezer. PVCu frosted double glazed door leading out to the side of the property with PVCu frosted double glazed side panel set on dwarf wall.

### Dining Room

3.86m Max x 3.56m Max (12' 8" Max x 11' 8" Max)

Coved ceiling, centre spot lights, PVCu double glazed window overlooking the side of the property, PVCu double glazed door leading out to the rear garden with PVCu double glazed side panels, radiator, skirting and a continuation of the fitted carpet. Space for family dining room table and chairs.

### Office

2.49m Max x 2.36m Max (8' 2" Max x 7' 9" Max)

Coved ceiling, centre spot lights, home office furniture that can remain, PVCu double glazed window to the side, radiator, skirting and a continuation of the fitted carpet.

### First floor landing

Via stairs with fitted carpet. Coved ceiling, two pendant lights, smoke alarm, PVCu double glazed window overlooking the front, radiator, skirting and a continuation of the fitted carpet. Doors leading to four bedrooms and family bathroom. Stairs leading to the second floor. Double doors leading to airing cupboard with shelving and radiator.

### Master Bedroom

5.80m x 3.86m (19' 0" x 12' 8")

Two centre spot lights, PVCu double glazed window overlooking the front of the property, two radiators, skirting and fitted carpet. A range of freestanding wardrobes that can remain with the property. Door leading to ensuite.

### En Suite

2.36m Max x 2.18m Max (7' 9" Max x 7' 2" Max)

## ROOM DESCRIPTIONS

Coved ceiling, centre light, emulsioned walls with half height tiling in white gloss with border tile, PVCu frosted double glazed window overlooking the side of the property, chrome towel radiator, skirting and tiled flooring. Three piece suite comprising low level WC, pedestal sink with chrome taps and large walk in shower with overhead chrome mixer shower and sliding glass door.

### Bedroom 2

4.15m x 3.56m (13' 7" x 11' 8")

Measurements to the face of the wardrobes. Coved ceiling, pendant light, built in double storage cupboard with hanging rail, shelving and built in drawer unit, PVCu double glazed window overlooking the rear of the property, radiator, skirting and a continuation of the fitted carpet.

### Bedroom 3

4.14m x 3.55m (13' 7" x 11' 8")

Measurements to the face of the wardrobes. Coved ceiling, centre light, PVCu double glazed window overlooking the rear, radiator, built in storage cupboard with hanging rail, shelving and drawer unit that can remain, skirting and a continuation of the fitted carpet.

### Bedroom 4

3.41m x 2.67m (11' 2" x 8' 9")

Coved ceiling, pendant light, radiator, PVCu double glazed window overlooking the front of the property, skirting and fitted carpet.

### Bathroom

3.38m x 2.66m (11' 1" x 8' 9")

Sunken chrome spot lights, emulsioned walls with half height tiling in white gloss with border tile, frosted PVCu double glazed window overlooking the side of the property, chrome towel radiator, skirting and tiled flooring. Four piece suite comprising low level WC, freestanding bath with chrome mixer tap and handheld shower attachment, pedestal sink with chrome mixer tap and large walk in shower with overhead chrome mixer shower and sliding glass screen.

### Second floor landing

Via stairs with spindle hand rail and fitted carpet. Door to bedroom 5.

### Bedroom 5

7.11m Max x 4.56m Max (23' 4" Max x 15' 0" Max)

Measurements are the maximum of the room. Centre spot lights, three double glazed wooden frame Velux windows, radiator, two doors to eaves storage with hanging rails and shelving, skirting and fitted carpet.

### Outside

Larger than average good sized enclosed and private rear garden mainly laid to lawn with generous patio ideal for garden furniture. Mature trees and shrubs. Outside light and outside tap. Decorative stone to the side of the property leading to a courtesy door at the rear of the garage. Shed to remain with the property. Access to rear land. Side gated access to the front of the property.

Shared road leading to off road parking to the front of the property for three vehicles leading to double garage. Pathway leading to front door with overhead canopy and spot lights. Area of laid lawn. Side gated access.

### Double Garage

Electric up and over double doors. Power and light. Shelving that can remain. Outside lighting. Courtesy door to the rear garden.

### NOTE

The vendor has advised that there is fibre optic broadband.













## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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 