31 Clos Castell Newydd, Bridgend - CF31 5DR

Bridgend

£435,000

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This impressive four bedroom detached house benefiting from two en-suites and a double garage. Presenting an ideal opportunity for families and professionals seeking a spacious and versatile home in a desirable location. The property welcomes you with an entrance hall that leads into two well-proportioned reception rooms, offering flexible spaces for both formal entertaining and relaxed family living. A bright and airy conservatory provides an additional area for year-round enjoyment, seamlessly connecting to the main living spaces.The kitchen/diner is thoughtfully designed with ample storage and workspace, creating a central hub for cooking and dining, while a separate utility room adds further practicality for busy households. Upstairs, the accommodation comprises four well-sized bedrooms, two of which benefit from modern en-suite shower rooms, ensuring comfort and privacy for family members or guests. The remaining bedrooms are served by a family bathroom. The property also offers off road parking, accommodating multiple vehicles, as well as a double garage (ideal for secure storage or workshop use). Located within easy reach of local amenities, reputable schools, and excellent transport links, this property combines convenience with a superb standard of living.Early viewing is highly recommended to fully appreciate all that this outstanding home has to offer.

- Four bedroom detached house
- Two reception rooms
- Conservatory
- Kitchen/diner plus utility
- Two bedrooms with en-suite
- Low maintenance rear garden
- Off road parking and double garage

Entrance
Via PVCu door with part glazed obscured window leading into the hallway, coved ceiling, coving, centre light , smoke alarm and wood flooring. Stairs leading to first floor.

Downstairs WC
Centre light, part tiled walls and tile effect vinyl flooring. Two piece suite comprising low level WC and vanity sink unit. Storage cupboard.

Lounge
15' 9" x 10' 11" (4.81m x 3.33m)
Textured and coved ceiling, centre light, PVCu window overlooking the front garden, feature fireplace, radiator and fitted carpet. Glass panel doors leading into the dining room.

Dining room
13' 0" x 10' 3" (3.97m x 3.12m)
Coved ceiling, centre light, large PVCu window overlooking the rear garden, radiator and fitted carpet. Door leading to the kitchen.

Kitchen/ diner
16' 5" x 9' 8" (5.00m x 2.95m)
Two ceiling lights, radiator, PVCu window overlooking the conservatory and on the the rear garden, aluminium sliding door leading to bright conservatory, tiling to splash back areas, tile effect flooring. Newly fitted modern kitchen comprising a range of wall and base units with complementary marble effect square edge work surface . Single bowl sink with swan mixer tap. Built in fridge/freezer, single oven and four ring gas hob with modern wall mounted extractor. Door leading into utility.

Utility
5' 4" x 5' 1" (1.62m x 1.56m)
Centre light, extractor fan, PVCu part glazed obscured door leading out to the side of the property, a range of units with complementary work surface, space for under counter washing machine, space for fridge/freezer or tumble dryer. Single stainless steel sink with swan neck mixer tap.

Conservatory
14' 2" x 12' 7" (4.31m x 3.84m)
Vaulted ceiling, PVCu units set on dwarf walls with top opening windows, herringbone vinyl flooring. PVCu doors leading out to the rear garden.

First floor landing
Via stairs with wooden balustrade and fitted carpet. Access to loft, centre light, smoke alarm and fitted carpet. Airing cupboard.

Bedroom 1
16' 2" x 12' 4" (4.94m x 3.76m)
Centre light, built in storage cupboards, two radiators, large PVCu window overlooking the front of the property and fitted carpet. Door leading into the en-suite.

En-suite
6' 7" x 5' 1" (2.01m x 1.55m)
Centre light, extractor fan, fully tiled walls, radiator, vinyl flooring. Three piece suite comprising low level WC, sink with gold taps and single shower with glass screen and wall mounted shower.

Bedroom 2
11' 11" x 9' 0" (3.62m x 2.74m)
Centre light, PVCu window overlooking the rear garden, radiator, built in double wardrobe and fitted carpet. Door to en-suite.

En-suite
5' 1" x 4' 10" (1.56m x 1.47m)
Centre light, extractor fan, fully tiled walls, PVCu window overlooking the rear garden, wall light, shaver point, radiator, vinyl flooring. Three piece suite comprising low level WC, sink with gold mixer tap and single shower with wall mounted shower.

Bedroom 3
11' 4" x 8' 5" (3.45m x 2.57m)
Centre light, PVCu window overlooking the rear garden, radiator and fitted carpet.

Bedroom 4
9' 11" x 8' 6" (3.01m x 2.59m)
Centre light, PVCu window overlooking the front of the property, radiator and fitted carpet.

Family bathroom
6' 7" x 5' 3" (2.01m x 1.59m)
Centre light, extractor fan, part tiled walls, PVCu window overlooking the rear of the property, radiator, vinyl flooring. Three piece suite comprising low level WC, sink with gold taps, bath with gold taps, wall mounted shower and glass screen.

Outside
The low maintenance rear garden is bounded by feather board edging, decorative gravel borders, raised decking areas for entertaining and mature shrubs. Outside tap. The front is open plan with an area laid to lawn and tarmacadam driveway leading to the front of the garage.

Double garage
Boiler housed in the garage. Power installed. Consumer board.

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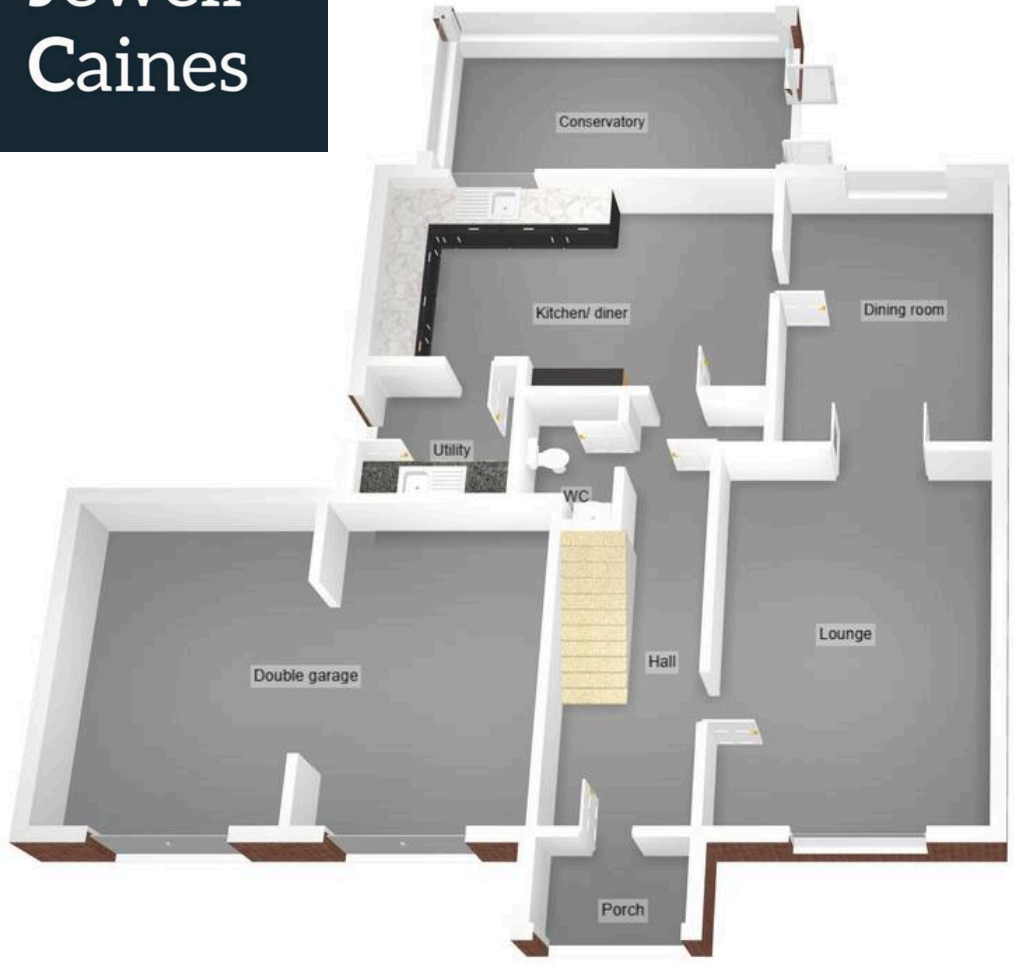

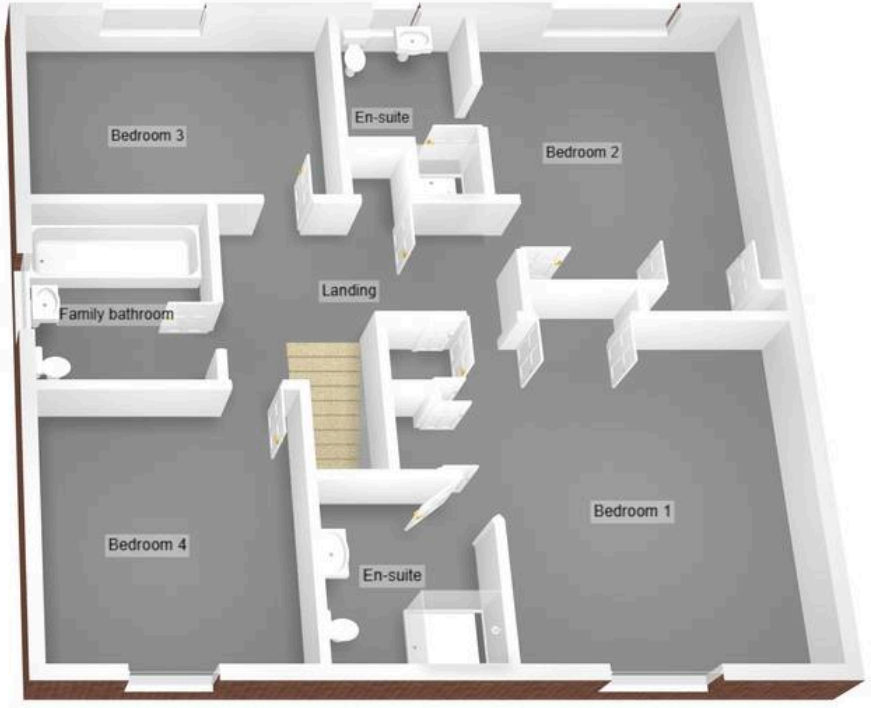

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