



1 Cilgant Y Lein  
Pyle, Bridgend, CF33 4AJ

**WATTS & MORGAN** 160  
YEARS



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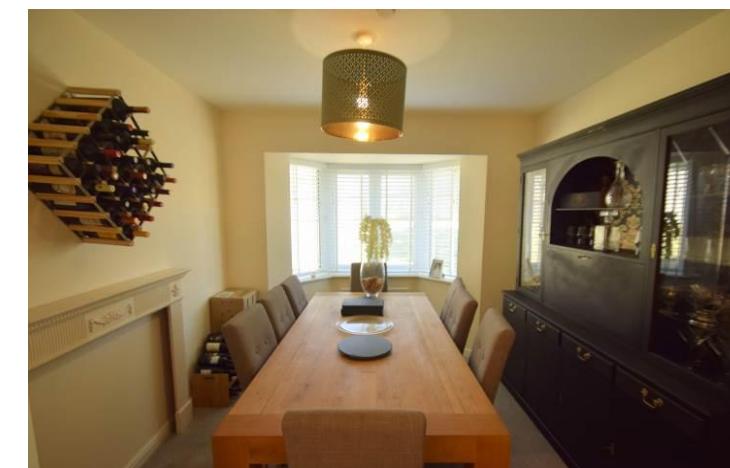
£350,000 Freehold

**4 Bedrooms : 2 Bathrooms : 2 Reception Rooms**

Watts & Morgan are pleased to present to the market this spacious four bedroom detached family home located on a new development in Pyle. Situated within close proximity of Junction 37 of the M4. Walking distance of all local amenities and close proximity to Porthcawl Sea Front and Beaches. Accommodation comprises: entrance hallway, lounge, office, dining room, WC, kitchen/breakfast room. First floor landing, main double bedroom with en-suite shower room, two further double bedrooms, one single bedroom, family bathroom. Externally enjoying a private driveway, single garage, rear enclosed lawned garden. EPC Rating "B"

## Directions

- Bridgend Town Centre 4.9 miles
- Cardiff City Centre 24.8 miles
- M4 (J37) 0.7 miles



**Your local office: Bridgend**

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## Summary of Accommodation

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### GROUND FLOOR

The property is accessed via a uPVC front door leading into a spacious hallway featuring vinyl flooring and carpeted staircase leading up to the first-floor landing. Further features include large walk-in storage cupboard and under stairs storage cupboard. The lounge is a generous sized reception room featuring carpeted flooring with a central electric fireplace, window to the front elevation and double doors leading out onto the rear garden. The office is a versatile room with ample space for freestanding furniture featuring vinyl flooring and window to the front elevation. The dining room is accessed through double doors with carpeted flooring, bay fronted window to the side elevation, space for freestanding furniture. The downstairs WC has been fitted with a 2-piece suite comprising of low-level WC and wall mounted wash-hand basin. Further features include vinyl flooring and obscured uPVC window to the side elevation. The kitchen/breakfast room has been fitted with a range of wall and base units and complementary laminate work surfaces. Integral appliances to remain to include 4-ring gas hob, extractor fan and integral oven. Plumbing has been provided for multiple appliances and space for freestanding fridge freezer. Further features include vinyl flooring, windows to the side and rear elevations and a partially glazed door leading out to the rear of the property. Ample space for freestanding dining furniture.

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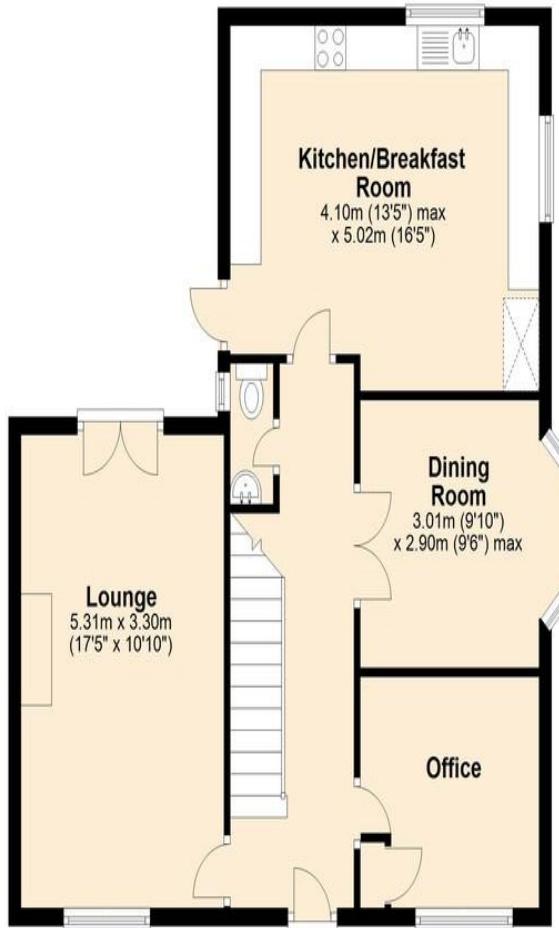
### FIRST FLOOR

The first-floor landing features carpeted flooring and provides access to the loft hatch. Bedroom one is a generous sized double bedroom with carpeted flooring, windows to the front and rear elevations with views over greenery to the front of the property. Leads into an en-suite shower room which has been fitted with a 3-piece suite comprising double walk-in shower cubicle, pedestal wash-hand basin and low-level WC. Further features include partially tiled walls, vinyl flooring and window to the front elevation. Bedroom two is a further double bedroom with carpeted flooring and windows to the side and rear elevations. Bedroom three is a further double bedroom with carpeted flooring and window to the front elevation. Bedroom four is a comfortable single bedroom with carpeted flooring and window to the side elevation. The family bathroom has been fitted with a 3-piece comprising panelled bath, pedestal wash-hand basin and WC. Further features include vinyl flooring and window to the side elevation.

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## Ground Floor

Approx. 68.0 sq. metres (731.5 sq. feet)



Total area: approx. 148.9 sq. metres (1602.3 sq. feet)

Plan produced by Watts & Morgan LLP.

Plan produced using PlanUp.

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

## GARDENS AND GROUNDS

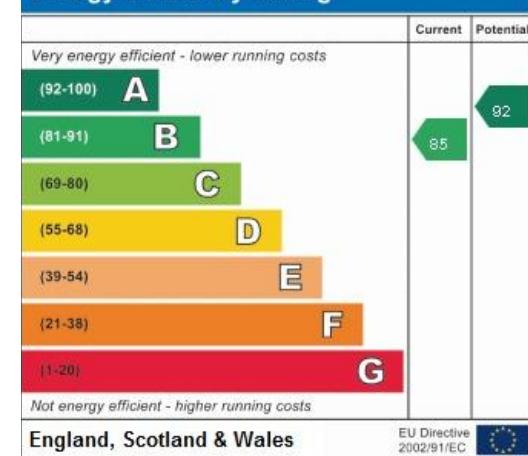
No.1 is accessed off Glgant Y Lein onto a private driveway with space for four vehicles leading to a double garage with full power supply and manual door. To the rear of the property lies a fully enclosed rear garden predominantly laid to lawn with a raised patio area ideal for outdoor furniture. The garden further benefits from a lower section with an outdoor shed. A gate provides access out onto the side of the property to the driveway.

## SERVICES AND TENURE

All mains services connected. Free hold. Estate fees apply.



## Energy Efficiency Rating



England, Scotland & Wales

**Bridgend**

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