



24 Leyshon Way, Bryncethin  
Bridgend, CF32 9AZ







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**£329,950** Freehold

### 5 Bedrooms : 3 Bathrooms : 2 Reception Rooms

Watts & Morgan are pleased to present to the market this spacious Five-bedroom detached family home located in Bryncethin. Within walking distance to reputable schools, local amenities and close proximity to J36 of the M4 & McArthur Glen Retail Outlet. Accommodation comprises; entrance Hallway, downstairs WC, Lounge with French doors, Sitting room & Kitchen/Dining room. First floor Landing, master bedroom with En-suite shower room, two further bedrooms and a 4-piece family Bathroom. Second floor Landing, two double bedrooms and a En-Suite Shower room. Externally enjoying off-road parking leading into a double tandem garage and a tired landscaped rear garden. EPC Rating; 'C'.

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- Bridgend Town Centre 3.8 miles
  - Cardiff City Centre 21.6 miles
  - M4 (J36) 1.0 miles
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## Summary of Accommodation

### GROUND FLOOR

The spacious Hallway offers a carpeted staircase to the first-floor Landing. A 2-piece WC serves the ground floor.

The dual aspect Lounge is a fantastic sized reception room offering carpeted flooring, a feature fireplace set on a marble hearth and wood surround, a uPVC window to the front elevation and uPVC French doors provide access onto the rear garden.

An additional versatile reception room is offered to the front of the property and enjoys carpeted flooring, a uPVC window to the front elevation and ample space for soft furnishings.

The open plan Kitchen/Dining room has been fitted with a range of wall and base units with work surfaces and upstands. Integral appliances to remain include a dishwasher. Space has been provided for a freestanding oven with extractor fan over and for a freestanding American fridge freezer. Further features include tiled flooring, a uPVC window to the front elevation and uPVC French doors provide access onto the rear garden.

The Utility Room offers additional base units with a stainless steel sink unit and houses the wall mounted boiler. Further features include tiled flooring and a partly glazed courtesy door provides access to the rear elevation. Space and plumbing has been provided for a washing machine and tumble drier.

### FIRST FLOOR

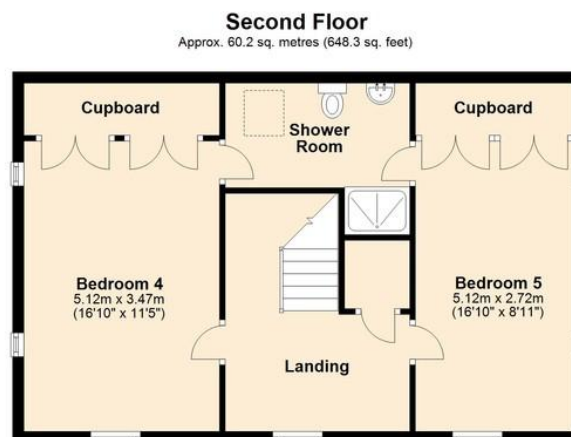
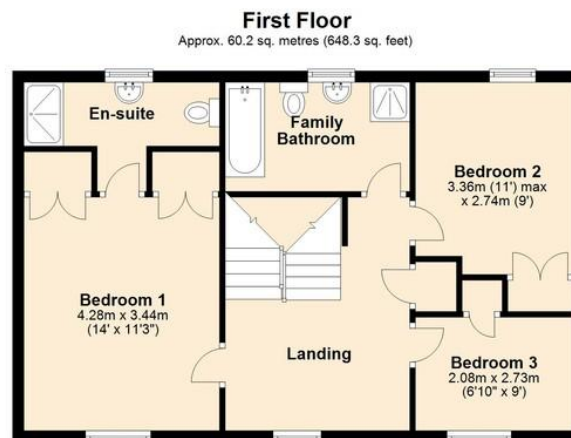
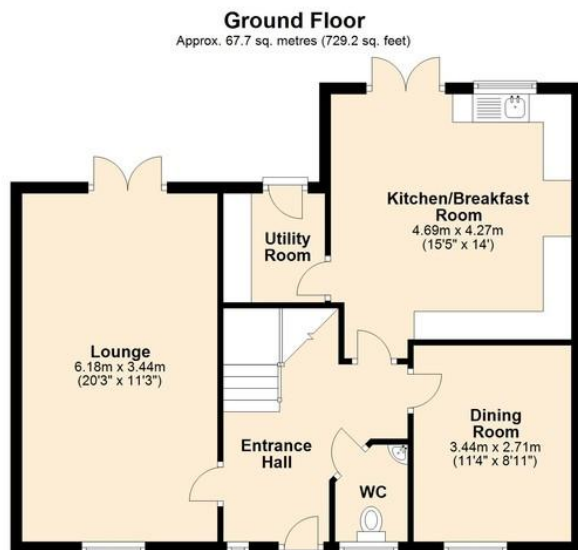
The first floor Landing offers carpeted flooring, a uPVC window to the front elevation and a cupboard housing the hot water cylinder.

The Master bedroom is a good sized double bedroom offering carpeted flooring, two double fitted wardrobe space and a uPVC window to the front elevation. Leading into a 3-piece En-suite shower room comprising; walk-in shower cubicle, a wash-hand basin and WC. Further features include cushion flooring, partly tiled walls and an obscured uPVC window to the rear elevation.

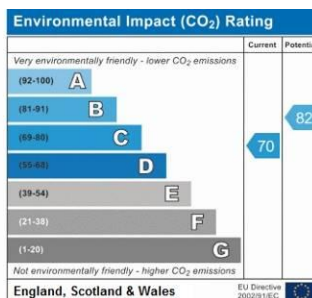
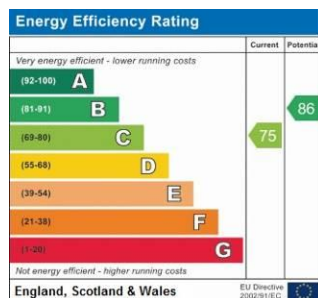
Bedroom Two is a further double bedroom offering carpeted flooring, fitted wardrobe space and a uPVC window to the rear elevation.

Bedroom Three is a comfortable single bedroom currently utilised as a home office enjoying carpeted flooring, a cupboard for storage and a uPVC window to the front elevation.

The family bathroom has been fitted with a 4-piece suite comprising; panelled bath with hand-held shower over, walk-in shower cubicle, wash-hand basin and WC. Further features include partly tiled walls, tiled flooring and an obscured uPVC window to the rear elevation.



Total area: approx. 188.2 sq. metres (2025.8 sq. feet)



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.

## SECOND FLOOR

The second floor Landing offers carpeted flooring, a uPVC window to the front elevation and a cupboard for storage.

Two good sized double bedrooms occupy this floor with three uPVC windows to the front and side elevations, two double fitted wardrobes and carpeted flooring. Both bedrooms lead into the Shower room En-suite comprising; walk in shower enclosure, wash-hand basin and WC. Further benefiting from; a Velux window and tiled floor.

## GARDENS AND GROUNDS

No.24 is approached off a small cul-de-sac onto a tarmac driveway providing off-road parking for one vehicle leading to a double tandem style garage with manual door, full power supply and a courtesy door leads to the rear garden. To the front of the property lies a forecourt style garden enclosed by a wrought iron gate and a pedestrian gate providing access to front door with stone chipping sections. To the rear of the property lies a tiered garden with a raised patio area ideal for garden furniture, steps lead up to a lawned section and an additional stone chipping section enclosed by feather edged fencing.

## SERVICES AND TENURE







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