



Baden Court,

Bridgend Road

Bryncethin, Bridgend County Borough

CF32 9TN

£335,000 – Freehold

- A sizeable, individually designed detached property situated in a private position
- Within close proximity to all local amenities, schools, road & rail links
- Entrance hall, kitchen/breakfast room, lounge
- Sitting room, dining room, utility, shower room, w/c
- Master bedroom with dressing room/fifth bedroom
- 3 further double bedroom and a family bathroom
- Private drive for several vehicles, double garage, storage shed, car port
- Cellar/storage room, front and rear lawned garden with private outlook
- EPC Rating; 'C'

Bridgend Town Centre – 4.2 miles

M4 (J36) – 0.85 miles

Cardiff City Centre – 22.4 miles

Swansea City Centre – 24.2 miles

(All distances are approximate)



The Property

Baden Court is accessed via a uPVC partially glazed door with side panel adjacent into a generously sized entrance hallway. It features a carpeted staircase leading to first floor landing and a built-in cloaks cupboard. Leading off the hall is a spacious lounge which benefits from carpeted flooring, uPVC sliding doors providing access to the rear garden and an uPVC bay window to the front elevation. Additionally, there is a sizeable sitting room which offers a great space for entertaining. It has parquet flooring with inset carpet, dual uPVC windows to front elevation and a door providing access to the side of the property. Leading off the sitting room is a formal dining room with a uPVC window to side elevation and a continuation of parquet flooring with inset carpet. To the heart of the home, is a contemporary kitchen/breakfast room which has been fitted with a range of wall and base units with roll top wood effect laminate work surfaces, central-island and breakfast bar with solid oak worktop. Integral appliances to remain include 'Neff' electric oven, 'Cook & Lewis' 5 ring gas hob with an extractor fan above and space for a dishwasher. It features a uPVC window to rear elevation enjoying a private outlook. The kitchen leads into the well-proportioned utility room with rear access double glazed door and continued base units with a laminate work surface. It has an uPVC window to side elevation and provides ample space/plumbing for free standing appliances. In addition to the ground floor is a w/c and a separate shower room. The shower room has been fitted with a three piece white suite comprising low level dual flush WC, vanity unit with wash hand basin and a corner shower cubicle. It features recessed spot lighting, ceramic floor tiles with electric underfloor heating, a chrome wall mounted towel radiator and a uPVC obscure glazed window to rear elevation.

The first floor landing has an arched uPVC window to front elevation, a generous airing cupboard and provides access to the loft hatch via a pull down ladder. Located off the landing are four generously sized, carpeted double bedrooms. The master bedroom has a uPVC window to the front elevation, built-in bedroom furniture and leads into a further room which could be utilised as a dressing room, en-suite or additional bedroom. Bedroom two has a uPVC window to front elevation and benefits from fitted mirrored wardrobes. Bedrooms three and four feature uPVC windows to rear elevation and provide ample space for freestanding bedroom furniture. The family bathroom has been fitted with a four piece white suite comprising low level dual flush WC, corner Jacuzzi bath, enclosed shower cubicle and wash hand basin set within vanity unit. It offers ceramic floor tiles, a uPVC double glazed window to rear elevation, recessed spot lighting, a wall mounted chrome towel radiator and electric under floor heating.

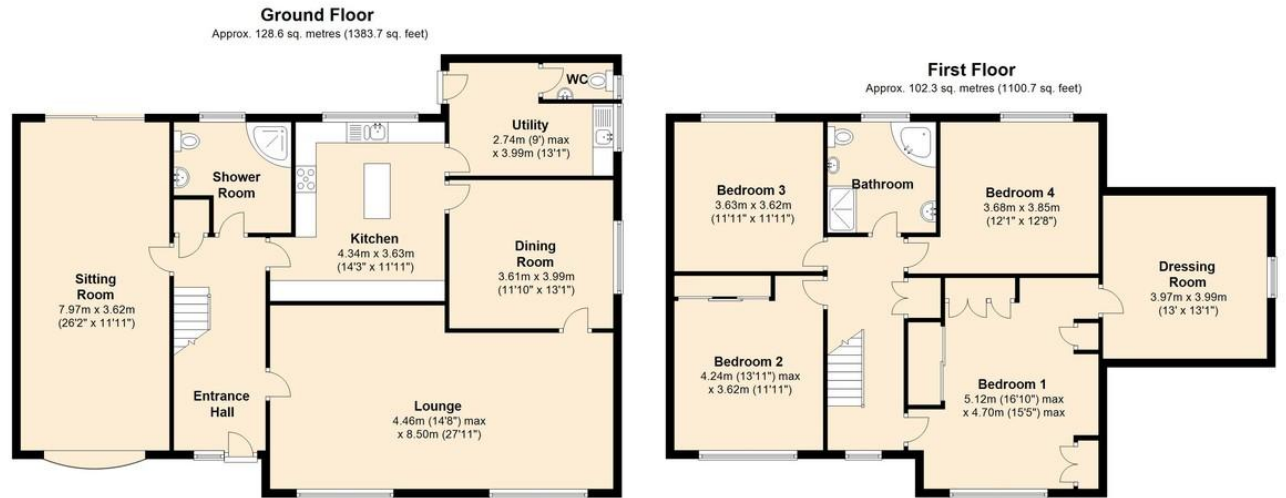
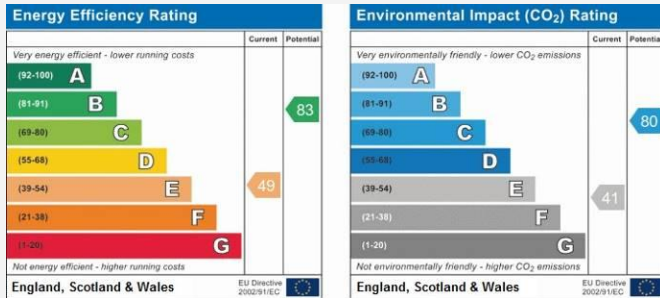
Baden Court is situated within a sizable plot. Accessed off the road is a tarmac driveway providing parking for several vehicles beyond which is a double garage with electric door and window to side elevation. The garage leads into an additional storage shed and car port. The garage and shed both provide electrical services. To the front of the property is a predominantly lawned garden with mature trees and a raised flower bed containing a variety of shrubs. Accessed via both sides of the property is the rear garden enjoying a private outlook. The garden is predominantly laid to lawn with a raised patio and hard standing. Steps lead down to a cellar room which is currently utilised for storage purposes. The garden is surrounded by brick built wall and conifer trees.

SERVICES & TENURE

All mains connected. Freehold



Floorplan & EPC



Total area: approx. 230.8 sq. metres (2483.9 sq. feet)



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