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17 Highland Court

Bryncethin,

Bridgend,

CF32 9US

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Asking price **£450,000**

Situated in a quiet cul-de-sac in the village of Bryncethin is this beautifully presented four double bedroom detached property, spread over three floors with multiple reception rooms, spacious kitchen/diner, integral garage, off-road parking and within close proximity to local schools, shops and junction 36 of the M4.

Spacious four double bedroom detached property

Bespoke build

Based over three floors

Stylish kitchen/family room with bi-folding doors

Separate utility room

Three reception rooms

Underfloor heating to the lounge and kitchen

Two en-suite bedrooms

Integral garage

Driveway parking for multiple vehicles





This immaculately presented four double bedroom detached property situated in the popular village of Bryncethin benefitting from multiple reception rooms, lounge with a balcony showcasing the surrounding views, spacious kitchen/diner with bi-fold doors, utility room, integral garage, landscaped rear garden and driveway parking for multiple vehicles.

The property is entered via a composite front door which opens into the entrance hallway laid to Karndean flooring with staircases leading up to the first floor, staircase leading down to the lower ground floor and doorways to the cloakroom/WC, lounge, study, playroom/home office and garage. The cloakroom also laid to Karndean flooring has been fitted with a two-piece suite comprising WC and vanity unit with wash handbasin. The walls are part tiled with a window to the front aspect. The lounge is a spacious dual aspect room with window to the front and patio doors opening onto a wrought iron balcony taking in the surrounding views, the room is finished with solid oak flooring which benefits from underfloor heating. The solid oak is also prominent in the study and home office/playroom on the ground floor. The two additional reception rooms are located to the back of the property with windows taking in the fantastic views, currently used as a study and home gym, both rooms offer versatility and flexibility. The door to the integral garage is lockable and allows ease of access. The garage benefits from power and light with an up and over door to the front.

The stairs to the lower ground floor are carpeted and opens up into a fantastic kitchen/dining/family room. The stylish lower level has bi-fold doors opening onto the rear garden. The kitchen has been fitted with a matching range of cupboards and drawer units complemented by quartz work surfaces comprising; two Neff 'hide and slide' electric ovens, an inset 1.5 bowl sink unit with mixer shower tap, boiling water tap, waste disposal unit, Neff electric induction hob and extractor fan, integrated larder fridge, integrated dishwasher and a bespoke solid oak breakfast bar. There is plenty of space for a dining table and additional seating, a door leads to the utility room. the floor in the kitchen/dining and utility room is laid to limestone tiles with underfloor heating The utility room is a generous sized room fitted with a matching range of cupboards comprising; sink unit with mixer tap, integrated freezer and space for a washing machine and tumble dryer. There is a window to the rear and a uPVC door allowing access to the garden. The combi boiler is housed in the utility room and there is a Hive thermostat.

The first floor houses a gallery landing with access to all four double bedrooms and the family bathroom. There is a window to the front aspect allowing plenty of natural light and a loft hatch giving access to the attic. The master bedroom is a spacious room with plenty of space for wardrobes and additional furniture with a window to the rear and door to the ensuite. The ensuite consists of a shower cubicle with a multi-jet thermostatic shower, a vanity unit with wash handbasin and a WC. The room is part tiled and has a window to the side. The second bedroom lies at the front of the property, there is a recess area for wardrobes, laid to laminate flooring and doorway to the ensuite. The ensuite has been fitted with a shower cubicle with a multi-jet thermostatic shower, pedestal wash handbasin and vanity counter with illuminated mirror and storage. Bedrooms three and four are of similar proportion, both are generous double rooms laid to laminate flooring and space for wardrobes.

The family bathroom has been fitted with a sleek design of built-in storage cupboards with a wooden counter including wash handbasin inset, WC and a panelled bath with a thermostatic shower over. The walls are part tiled and complemented with a chrome towel rail and laid to Karndean flooring.

The property is approached by an interlocking brick driveway allowing off-road parking for multiple vehicles. There is an integral garage with an up and over door, power and light. There is a side access which leads to the rear garden. To the rear of the property the garden has been landscaped with a patio leading from the property. There is an area of decking and the remainder of the garden is laid to lawn and mature trees and shrubs. A balcony is positioned on the rear of the property accessible from the lounge. Wrought iron railings surround a decked area which has space for a small bistro table and chairs to enjoy the views.

Viewings are highly recommended.





Directions

From Junction 36 of the M4 take the A4061 Signposted Black Mill. Proceed through the traffic lights and straight over the roundabout. Take the first left onto Wigan Terrace then the first right onto Highland Avenue. Follow the road until you reach Highland Court. The property is at the end of the cul de sac on the left hand side.

Tenure

Freehold

Services

All mains
Council Tax Band F
EPC Rating C

Viewing strictly by appointment through
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11/11/24, 12:17 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

17 Highland Court Bridgend Mid Glamorgan CF31 1LH	Energy rating C	Valid until: 25 October 2032 Certificate number: 5180-1452-0822-1229-3023
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Property type: Detached house
Total floor area: 179 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance)
<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

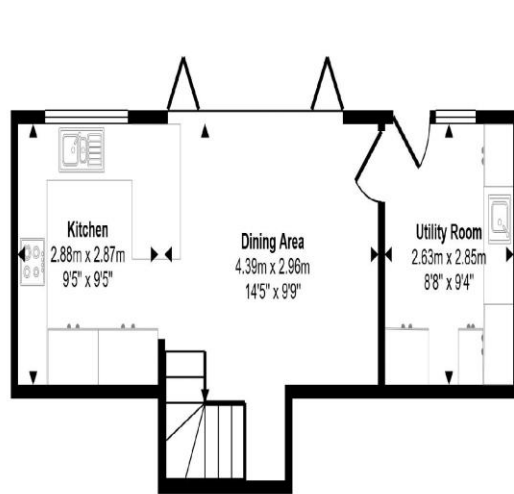
<https://find-energy-certificate.service.gov.uk/energy-certificates/5180-1452-0822-1229-3023/printout>

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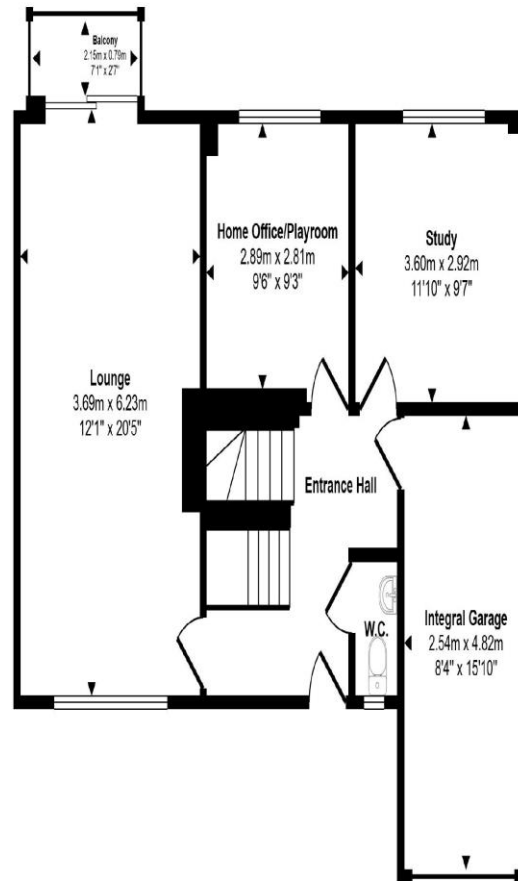
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



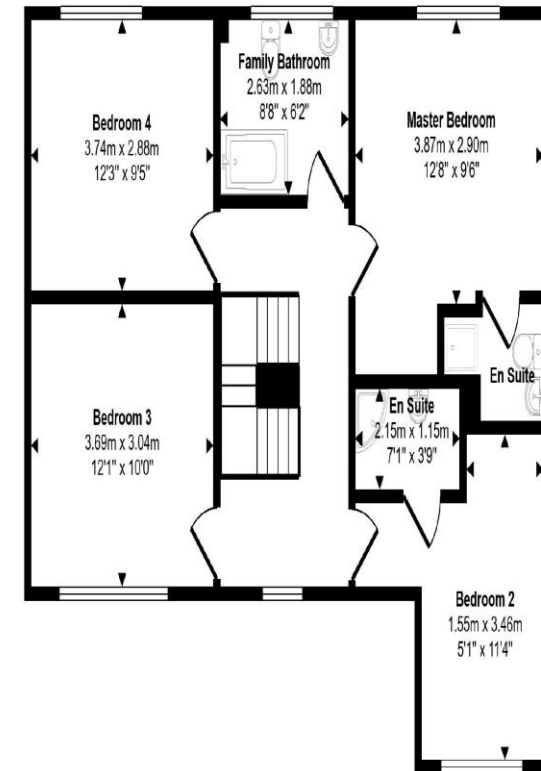
Approx Gross Internal Area
168 sq m / 1808 sq ft



Lower Ground Floor
Approx 32 sq m / 341 sq ft



Ground Floor
Approx 68 sq m / 735 sq ft



First Floor
Approx 68 sq m / 732 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

