

17 Leyshon Way
Bryncethin
Bridgend County
CF32 9AZ

£395,000



- IMMACULATE FIVE BEDROOM EXECUTIVE HOME
- TWO RECEPTION ROOMS ONE HOSTS A COSY LOG BURNER
- IMMACULATE AND RENOVATED KITCHEN/DINER
- IMPRESSIVE HALLWAY
- PRIMARY WITH DRESSING AREA AND BEAUTIFULLY RENOVATED EN SUITE
- IMMACULATE AND MODERN BATHROOM
- SECOND BEDROOM HAS ENSUITE
- TANDEM GARAGE TO THE REAR WITH INTERNAL DOOR FROM THE GARDEN
- MUST TO VIEW TO APPRECIATE THIS BEAUTIFUL HOME

Ref: PM10928 LOCATION OF BRYNCETHIN WITH EXCELLENT M4 LINKS

Viewing Instructions: Strictly By Appointment Only



General Description

* IMMACULATE FIVE BEDROOM EXECUTIVE TOWNHOUSE * Daniel Matthew are pleased to offer for sale this five bedroom townhouse. Comprising Immaculate and modern kitchen/diner, living room with log burner, Impressive hallway and WC to the ground floor. To the first floor a Second lounge with a beautiful bay window which overlooks the green space, primary with dressing area and modern and newly renovated en suite. On the second floor a stunning bathroom renovated to a high standard, A Second bedroom with en-suite and three further bedrooms. Further benefits off road parking to the rear, Tandem Garage, Enclosed Garden to the rear and secure fence to the front with a beautiful outlook of the green space to the front and side. Must to view to appreciate this beautifully presented family home. Close to local amenities, M4 and excellent rail access.

Accommodation



Entrance

Impressive and spacious hallway with double doors to access the lounge and access to the kitchen and WC, plain walls, plain ceilings, radiator, Luxury Vinyl Tile flooring and staircase access.



Lounge

Bright and spacious lounge with light coming in from the front and side UPVC windows and rear UPVC patio doors accessing the garden, Log burner with wooden mantle and hearth, plain walls, plain ceiling, radiator and Luxury Vinyl Tile Flooring.



Kitchen/ Diner

UPVC double glazed window to front and side aspect, UPVC double glazed door leading to enclosed rear garden, plain ceiling, plain walls, luxury vinyl tile flooring, Beautifully Range of matching wall and base units with complimentary worktops, composite sink with mixer tap, integrated appliances including fridge/freezer, dishwasher and washing machine, induction hob with extractor over, electric oven, corner seating area, plain ceiling, plain walls, luxury vinyl tile flooring and radiator.



WC

Wc with low level WC, vanity unit wash hand basin ,radiator, vinyl flooring, plain and tile walls and under stairs storage cupboard.



Landing

Landing with plain walls, plain ceiling, carpet flooring, radiator and access to the first floor rooms.



Bedroom One

Two UPVC double glazed window to front aspect, plain and feature panel walls, plain ceiling, carpet flooring, radiator and access to hre dressing area/ensuite.



Dressing Area

Dressing area with two sets of double storage cupboards, plain ceiling and carpet flooring.



En Suite

UPVC double glazed window to side aspect, renovated to a high standard this modern en suite has tiled walls with a gold effect trim, low level wc, bespoke vanity unit with wash hand basin, Mirror with, double shower with thermostatic shower, bespoke pink heated towel radiator and vinyl flooring makes this a stunning ensuite.



Bathroom

UPVC double glazed window, renovated to a high standard this modern bathroom has tiled walls, low level wc, bespoke vanity unit with wash hand basin, Mirror with, Free standing bath with gold taps, bespoke brass heated towel radiator and vinyl flooring.



Reception Room

Second Bright and spacious lounge with feature fireplace, light front and side UPVC bay window with a lovely outlook to the green space, plain walls, plain ceiling, radiator and carpet flooring.



Landing Two

Landing Two with plain walls, plain ceiling, carpet flooring, radiator and access to the second floor rooms.



Bedroom Two

UPVC double glazed window to rear aspect, plain and feature panel walls, plain ceiling, carpet flooring, double fitted storage, radiator and access to the ensuite.



Second Ensuite

UPVC double glazed window to side aspect, en suite has plain and tiled walls, low level wc, wash hand basin, shower with thermostatic shower, radiator and vinyl flooring makes this a stunning ensuite.



Bedroom Three

UPVC double glazed window to front aspect, plain and feature walls, plain ceiling, carpet flooring, radiator and storage cupboard.

Bedroom Four

UPVC double glazed window to rear aspect, plain walls, plain ceiling, carpet flooring and radiator .



Bedroom Five

UPVC double glazed window to front aspect, plain walls, plain ceiling, carpet flooring and radiator.



Outside

FRONT- Enclosed metal fence and gate with laid to Astroturf.

REAR- Landscaped garden with laid to patio, laid to lawn, raised deck area and access to the rear garage.

Garage

Tandem garage to the rear with up and over door, internal door and UPVC window.

Services

Mains electricity, mains water, mains gas, mains drainage

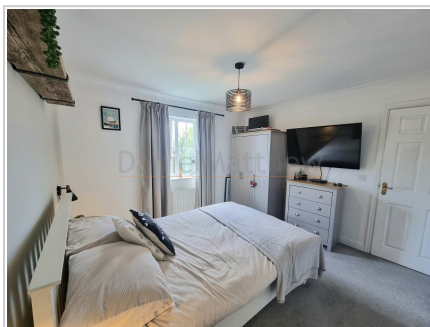
Tenure

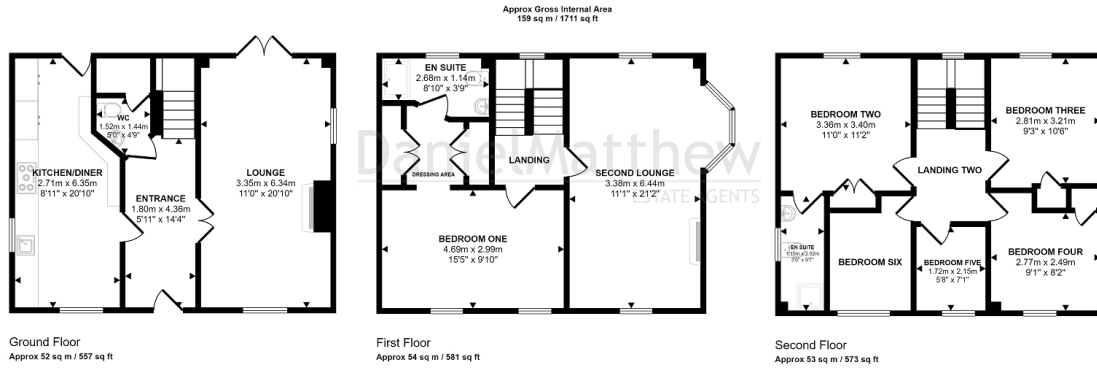
We are informed that the tenure is Freehold

Council Tax

Band Not Specified

Deposit: £0.00





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 Snaggy 360.

Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.