

19 Leyshon Way
Bryncethin
Bridgend
CF32 9AZ

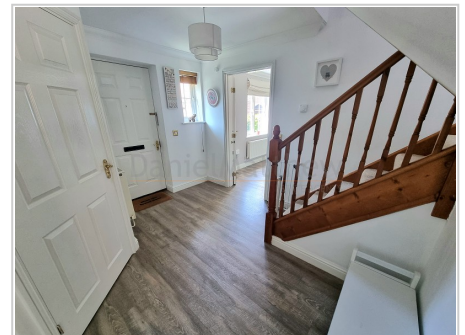
£399,995



- DETACHED TOWNHOUSE
- FIVE WELL PROPORTIONED BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- CLOAKROOM, BATHROOM, ENSUITE & JACK AND JILL BATHROOM
- LARGE KITCHEN/DINER LEADING TO UTILITY ROOM
- DOUBLE GARAGE AND DRIVEWAY FOR TWO VEHICLES
- FRONT AND REAR LOW MAINTENANCE GARDEN
- GAS CENTRAL HEATING - NEW BOILER FITTED JUNE 2025
- CLOSE TO M4 CORRIDOR AND LOCAL AMENITIES
- CALL TODAY TO ARRANGE YOUR VIEWING ON 01656 750764

Ref: PRA10964

Viewing Instructions: Strictly By Appointment Only



General Description

**** DOUBLE GARAGE ** SPACIOUS FIVE BEDROOM EXECUTIVE DETACHED TOWNHOUSE **** Daniel Matthew Estate Agents are excited to offer for sale this incredibly sized five bedroom detached townhouse nestled in a sought-after location in Bridgend with excellent access to M4 corridor (ideal for commuting to Cardiff or Swansea). This impressive property offers versatile and generous living across three floors. Property comprises to the ground floor, welcoming hallway, two reception rooms, cloakroom, spacious kitchen/diner and utility room. To the first floor, large landing, main bedroom with ensuite, family bathroom and a further two bedrooms. To the second floor, landing, two double bedrooms and Jack and Jill bathroom. Further benefits are front and rear garden, double garage with driveway to rear offering parking for two vehicles. This property provides the perfect balance of space and comfort making it an ideal home for growing families. Viewing's are highly recommended to appreciate the size of this beautiful home. Call a member of our team today on 01656 750764.

Accommodation



Entrance Hallway

Enter via composite door into welcoming hallway, UPVC double glazed window to front aspect, plain ceiling with coving, plain walls, laminate flooring, radiator, staircase leading to first floor, doors leading into;-



Cloakroom/w.c (5' 6" x 4' 2") or (1.67m x 1.27m)

UPVC double glazed obscured window to front aspect, plain ceiling, partially plain and tiled walls, laminate flooring, two piece white suite comprising low level WC and pedestal wash hand basin, radiator, electric consumer unit.



Lounge (20' 3" x 11' 2") or (6.16m x 3.40m)

UPVC double glazed window to front aspect, UPVC double glazed French doors leading to enclosed rear garden, plain ceiling with coving, plain walls, laminate flooring, two radiators.



Reception Room Two (11' 3" x 8' 11") or (3.43m x 2.73m)

UPVC double glazed window to front aspect, plain ceiling with coving, plain walls, fitted carpet, radiator, a versatile room which can be used as a reception room, office, playroom.



Kitchen / Dining Room (14' 3" x 13' 11") or (4.34m x 4.24m)

UPVC double glazed French doors leading to enclosed rear garden, UPVC double glazed window to rear aspect, plain ceiling, plain walls, tiled splashback, laminate flooring, a range of matching wall and base units with complimentary work surfaces, one and a half stainless steel sink with drainer and mixer tap, double electric oven, four ring gas hob and extractor fan, space for fridge/freezer, integrated dishwasher, area for dining table and chairs, radiator, door leading into utility room.



Utility Room (6' 4" x 5' 11") or (1.94m x 1.80m)

Obscured composite door leading to rear garden, plain ceiling, plain walls, laminate flooring, base unit with complimentary work surface, stainless steel sink with drainer and mixer tap, plumbing for washing machine and space for tumble dryer, radiator, newly fitted boiler installed June 2025.



Landing (13' 7" Max x 10' 9") or (4.14m Max x 3.27m)

UPVC double glazed window to front aspect, plain ceiling and coving, plain walls, fitted carpet, storage cupboard housing water tank, radiator, staircase leading to second floor, doors leading into;-



Bedroom One (13' 11" x 11' 2") or (4.23m x 3.40m)

UPVC double glazed window to front aspect, plain ceiling and coving, plain walls, fitted carpet, radiator, two double built in wardrobes, door leading into en suite.



En Suite (3' 11" x 11' 3") or (1.19m x 3.42m)

UPVC double glazed obscured window to rear aspect, plain ceiling, partially plain and tiled walls, wood effect vinyl flooring, three piece white suite comprising low level WC, pedestal wash hand basin and double shower cubicle with over head mains shower, radiator.



Bedroom Two (11' 1" x 9' 0") or (3.39m x 2.75m)

UPVC double glazed window to rear aspect, plain ceiling with coving, plain walls, fitted carpet, radiator, built in double wardrobe.



Bedroom Five (9' 0" x 6' 9") or (2.75m x 2.07m)

UPVC double glazed window to front aspect, plain ceiling with coving, plain walls, fitted carpet, radiator, single fitted wardrobe.



Family Bathroom (10' 9" x 6' 5") or (3.28m x 1.96m)

UPVC double glazed obscured window to rear aspect, plain ceiling, partially plain and tiled walls, fitted carpet, radiator, four piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer taps, single shower cubicle with over head mains shower.



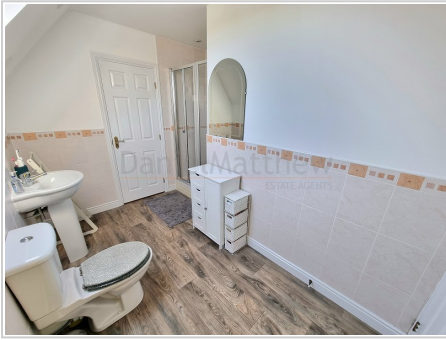
Second Floor Landing (10' 9" x 6' 9") or (3.27m x 2.06m)

UPVC double glazed window to front aspect, plain ceiling with coving, plain walls, fitted carpet, radiator, large storage cupboard, doors leading into;-



Bedroom Three (16' 9" x 11' 3") or (5.10m x 3.42m)

Three UPVC double glazed windows to front and side aspect, plain ceiling with coving, plain walls, fitted carpet, radiator, two double fitted wardrobes, door leading into Jack and Jill bathroom.



Jack and Jill Bathroom (10' 9" x 5' 7" Min) or (3.27m x 1.69m Min)

Velux window to rear aspect, plain ceiling and extractor fan, partially plain and tiled walls, wood effect vinyl flooring, radiator, three piece suite comprising low level WC, pedestal wash hand basin, double shower cubicle with over head mains shower.



Bedroom Four (16' 10" x 9' 0") or (5.13m x 2.75m)

Three UPVC double glazed windows to front and side aspect, plain ceiling, coving and loft access, plain walls, fitted carpet, radiator, two double fitted wardrobes. Currently being used as a Lounge area.



Garage

Double Garage to the rear of property with two parking spaces in front. Garage has been converted offering a space for office/gym.



Outside

Rear - Fenced boundaries, large patio area ideal for hosting for family/friends, pathway leading to laid to lawn area, steps leading to rear gate access and double garage.

Services

Mains electricity, mains water, mains gas, mains drainage

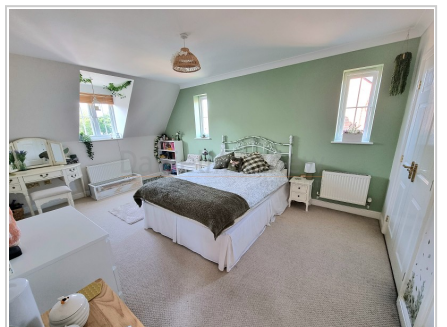
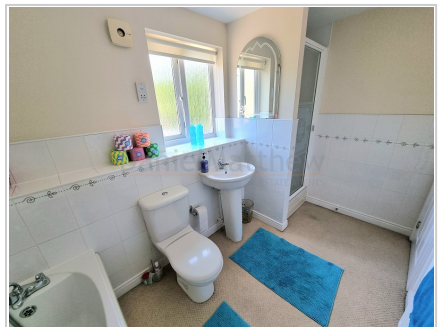
EPC Rating: C76

Tenure

We are informed that the tenure is Not Specified

Council Tax

Band F





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.