

Ty Hardd Morse Row
Bryncethin
Bridgend
Bridgend County
CF32 9TP

£365,000



- Beautiful Four Bedroom Detached Family Home
- Spacious Lounge
- Impressive Kitchen / Dining Room
- Downstairs WC
- Family Bathroom Plus Ensuite To Master
- Gardens With Stunning Views To Rear
- Detached Double Garage
- Tucked Away In a Private Location
- Easy Access To The M4 Junction 36
- Upgrades To Include New Roof

Ref: PRA11068

Viewing Instructions: Strictly By Appointment Only

General Description

*****FOUR BEDROOM DETACHED FAMILY HOME IN A STUNNING LOCATION***** Daniel Matthew Estate agents are pleased to offer for sale this beautiful presented family home with detached double garage, situated in a popular part of Bryncethin giving easy access to the M4 at junction 36. Sarn railway station and Bryngarw country park are both a short distance away. The property can be found tucked away off a private drive and comprises of: To the ground floor - an entrance hallway, spacious lounge, impressive modern open plan kitchen / dining room and cloakroom/WC. To the first floor - Landing area, four bedrooms with master having an ensuite and family bathroom. There are gardens to front and rear with stunning views. Detached double garage. The property benefits from recent upgrades and renovation to include a new roof. Local schools and amenities are within close proximity. To arrange a viewing on this property contact us on 01656 750764.

Accommodation



Entrance Hallway

Enter via a composite front door into the hallway. Skimmed ceiling with coving. Vertical radiator. Laminate flooring. Staircase off to the first floor. Doors to all ground floor rooms.



Cloakroom/w.c (6' 11" x 2' 05") or (2.11m x 0.74m)

A fully tiled cloakroom with a white two piece suite to include a WC and wash hand basin built into a vanity unit. Skimmed ceiling and laminate flooring. Vertical heated towel rail. Obscure UPVC double glazed window.



Lounge (17' 10" x 14' 10") or (5.43m x 4.52m)

A spacious light and airy room situated at the front of the property with two UPVC double glazed windows overlooking the front garden. Skimmed and coved ceiling with coving. Laminate flooring continuing from the hallway. Radiator. The focal point of the room is the fire place with an oak beam mantle piece. Alcoves with shelving.

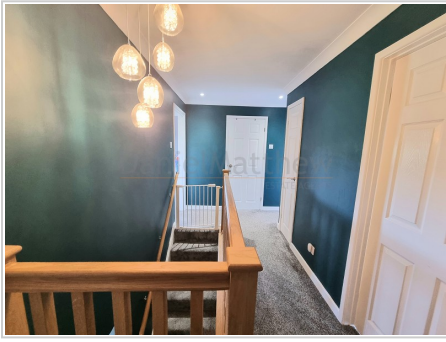


Kitchen/ Diner (27' 11" x 13' 3") or (8.50m x 4.03m)

L Shaped narrowing to 2.57M

A stunning kitchen / dining room which is located at the rear of the property with UPVC window, door and French doors out onto the rear garden. Fabulous space for entertaining whilst also a lovely family room. Skimmed ceiling with down lights, tiled flooring and radiator. The fitted kitchen is high specification with a matching range of wall and base units to include inset draws and quartz worktops, a one and half bowl stainless steel sink with quooker tap. There is an integrated four ring electric hob, with extractor over, oven, integral fridge/ freezer, dishwasher, washer dryer, built in bin storage and a breakfast bar unit. Cupboard house a central

heating boiler.



Landing

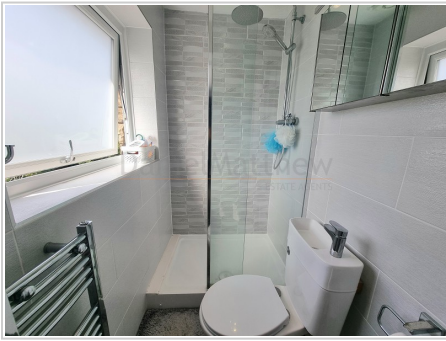
A spacious gallery landing. Skimmed ceiling with coving. Fitted carpets. Storage cupboard. Doors off to all first floor rooms.



Master Bedroom (11' 7" x 13' 0" Max) or (3.54m x 3.95m Max)

(Measured to maximum into the cupboards)

Situated to the front of the property with a UPVC double glazed window with roller blind and radiator under. Skimmed and coved ceiling with fitted carpets. Range of built in wardrobes plus a dressing table.



En Suite (5' 11" x 3' 9") or (1.80m x 1.15m)

A modern high specification ensuite. Tiling to walls and vertical heated towel rail. Two piece suite in white which includes a WC and cubicle shower with glass screen. Obscure UPVC double glazed window.



Bedroom Two (13' 3" Max x 9' 10") or (4.05m Max x 3.0m)

(Measured maximum into the cupboards)

Situated to the rear of the property with a UPVC double glazed window to include a roller blind and radiator under, extensive fabulous views to rear. Skimmed and coved ceiling. Fitted carpets. Built in wardrobes.



Bedroom Three (10' 4" x 9' 1") or (3.15m x 2.78m)

Situated to the rear of the property with UPVC double glazed window to include roller blinds and radiator under, extensive fabulous views to rear. Skimmed and coved ceiling. Fitted carpets. Built in cupboard and wardrobe area.



Bedroom Four (9' 10" x 7' 1") or (3.0m x 2.15m)

Situated to the front, a UPVC double glazed window with radiator under. Skimmed and coved ceiling with loft access. Fitted carpets. This room is currently being used as a home office.



Bathroom (8' 2" x 5' 1") or (2.49m x 1.55m)

The family bathroom is fully tiled to all splash back areas. It comprises of a three piece suite in white which includes a P shaped bath with waterfall shower overhead and curved shower screen, WC and vanity hand basin unit, vinyl flooring and an obscure UPVC double glazed window to the rear. Skimmed ceiling with down lights. Extractor. Vertical heated towel rail.



Garden

The front of the property has a driveway which provides off road parking leading to the double garage. The gated pathway leads to a lovely front garden laid to lawn with a large patio in a private setting. The rear of the property is private and fully enclosed and accessed via the side, the garden is laid to a brick paved patio with superb views across the playing field.



Double Garage (19' 6" x 19' 1") or (5.95m x 5.81m)

A detached double garage which has electric laid on and remote control garage doors. Storage area. Ample parking in front of the garage.



View

Stunning views from the rear of the property over the playing fields.

Services

Mains electricity, mains water, mains gas, mains drainage

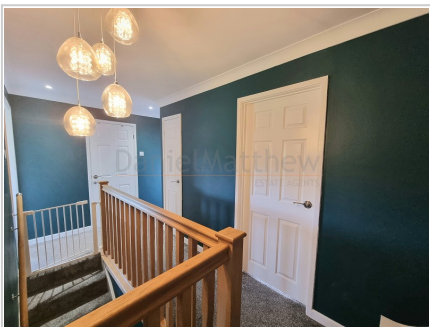
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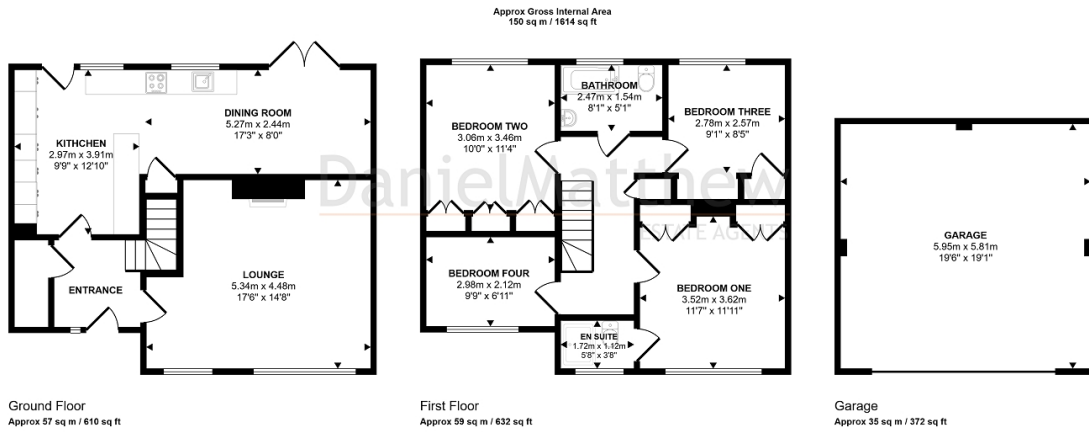
Tenure

We are informed that the tenure is Freehold

Council Tax

Band E





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.

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.