



17, Highland Court
Bridgend, CF32 9US

Watts
& Morgan



17, Highland Court

Bryncethin, Bridgend CF32 9US

£430,000 Freehold

4 Bedrooms | 3 Bathrooms | 4 Reception Rooms

We are delighted to offer to the market a rare opportunity to purchase this beautifully presented individually built 4 double bedroom detached family home. Being sold with no onward chain. Situated in a popular area in Bryncethin which offers great access to both Bridgend Town Centre and Junction 36 of the M4. Located in an elevated position with beautiful views to the back. The property is located conveniently within walking distance of local shops, amenities and local schools. The property has been modernised to a high standard throughout comprising; entrance hallway, spacious living room with under-floor heating and Juliette balcony, sitting room, study and WC/cloakroom. Ground floor; open-plan modern kitchen/dining room with bi-folding doors and under-floor heating and utility. Second floor; 2 double bedrooms with en-suite shower rooms, 2 further double bedrooms and a family bathroom. Externally the property benefits from a private block paver driveway to the front with off-road parking, a single integral garage and a beautifully landscaped rear garden. CHAIN FREE. EPC Rating; 'C'. Council Tax is Band F.

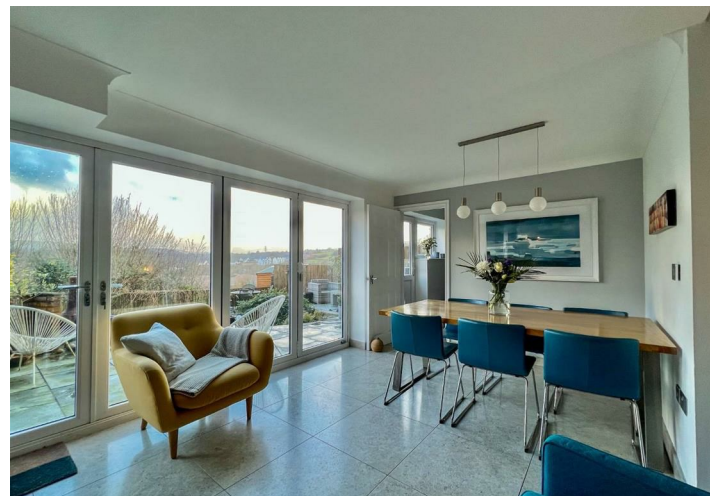
Directions

* Bridgend Town Centre - 3.9 Miles * Cardiff City Centre - 21.5 Miles * J36 of the M4 Motorway - 1.6 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Accessed through a composite front door into the welcoming hallway with Karndean flooring and access off to the main living room sitting room, study, cloakroom and access to the integral garage. Off the entrance hall, stairs lead down to the ground floor kitchen/dining room and stairs lead up to the second floor bedrooms.

The main living room room is a superb sized reception room with uPVC windows to the front and double doors opening out onto a Juliette balcony giving beautiful views of landscaped garden and beyond. The lounge benefits from oak flooring with under-floor heating.

The sitting room is a great sized second reception room with a uPVC window to the rear and solid oak flooring.

The study is a versatile third reception room offering solid oak flooring and windows to the rear with views over the garden and beyond.

The cloakroom has been fitted with a 2-piece suite comprising of a WC and wash hand basin.

The contemporary open plan kitchen/ dining room is situated on the lower ground floor. This open plan living space is perfect for entertaining and has been beautifully renovated with recessed spot lighting, limestone tiled flooring with under-floor heating throughout and bi-folding doors opening out onto the rear garden. There is plenty of space for freestanding furniture. The kitchen has been comprehensively fitted with a range coordinating wall and base units with complementary work surfaces over. Space is provided for high stools. Integral appliances to remain include; 2 eye-level 'Neff' oven and grill along with a 4-ring induction hob, extractor fan, dishwasher and a full length fridge. Further benefiting from a stainless steel sink with waste disposal, instant hot water tap and a swan neck nap.

The utility accessed off the lower ground floor has been fitted with a range of coordinating wall and base units and work surfaces over with a further stainless steel sink. Also benefiting from an integrated freezer and space is provided for both a washing machine and tumble dryer. The utility features continuation of the tiled flooring and a PVC door opening out to the rear garden and windows overlooking the rear garden.

The first floor galleried landing offers carpeted flooring and windows to the front.

Bedroom one is a great sized main bedroom with laminate flooring and windows to the rear leading into an en-suite shower room. The en-suite shower room has been fitted with a separate shower enclosure with power shower, WC and wash hand basin within unit. Further benefiting from fully tiled walls and window to the side.

Bedroom two is a great sized bedroom with laminate flooring and windows to the front. Leading into an en-suite shower room fitted with a shower enclosure with power shower, wash hand basin and vanity unit.

Bedroom three is a further double bedroom with laminate flooring and windows to the front.

The fourth bedroom is another great sized double room with laminate flooring and bespoke wall panelling with windows to the rear.

The family bathroom has been fitted with 3-piece white suite comprising of a panelled bath with over-head shower, WC and wash hand basin set within a vanity unit. Further features include partly tiled walls, Karndean flooring and a towel radiator.

GARDENS AND GROUNDS

No.17 is situated in the quiet residence of Highland Court and benefits from a private block paved driveway to the front with off road parking for multiple vehicles leading to the single integral garage with power supply. There is an EV car charger to the front. Steps lead down to a gate leading around to the rear garden. To the rear of the property is a beautifully landscaped garden in an elevated position with beautiful views. The garden benefits from a large section laid with patio slabs and a raised decked section – both perfect for outdoor furniture. The remainder is laid to lawn with a range of colourful shrubs and flowers. All enclosed via timber fencing.

ADDITIONAL INFORMATION

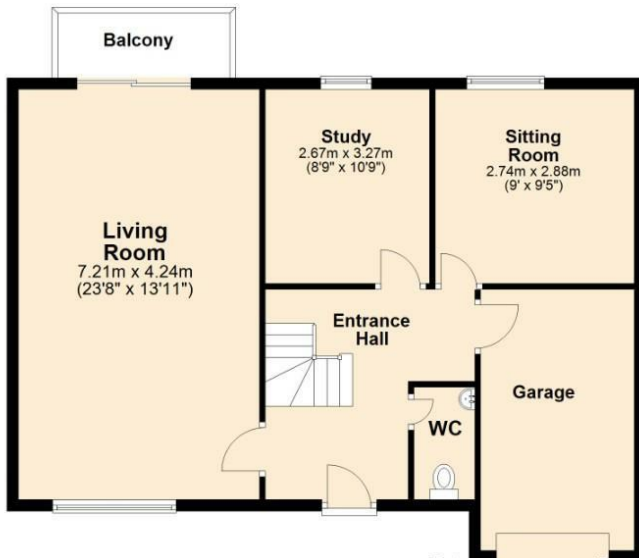
Freehold. All mains connected. EPC Rating: 'C'. Council Tax is Band F.



Lower Ground Floor
Approx. 31.0 sq. metres (333.2 sq. feet)



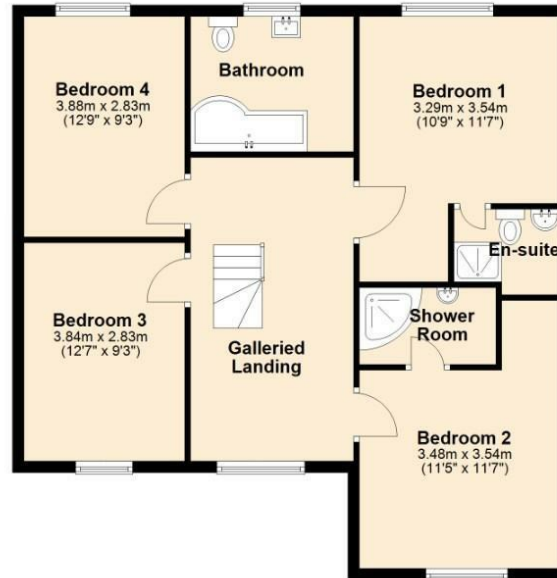
Ground Floor
Approx. 71.9 sq. metres (774.1 sq. feet)



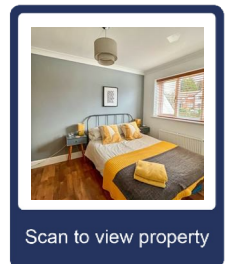
Total area: approx. 175.5 sq. metres (1888.9 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

First Floor
Approx. 72.6 sq. metres (781.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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