



2, Leyshon Way  
Bridgend, CF32 9AZ

Watts  
& Morgan







## 2, Leyshon Way

Bryncethin, Bridgend CF32 9AZ

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**£367,500 Freehold**

**5 Bedrooms | 3 Bathrooms | 3 Reception Rooms**

An executive 5 bedroom detached property offering adaptable living accommodation. Situated in Bryncethin in a picturesque position over-looking the river on a generous plot. Located with great access to local transport links, Mc Arthur Glen shopping centre, Bridgend Town Centre, Junction 36 of the M4 Motorway, local schools and amenities. Accommodation comprises; entrance hall, lounge, dining room, kitchen, utility and WC. First floor; main living room, principal bedroom with dressing room and en-suite shower room. Second floor; bedroom two with en-suite shower room, 3 further good sized bedrooms and a family bathroom. Externally offering a double garage with power supply and electric doors, private driveway with off-road parking for 2 vehicles and enclosed rear garden. EPC Rating; 'C'.

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### Directions

Bridgend town centre - 3.4 Miles Cardiff City Centre - 21.0 Miles J36 of the M4 - 1.2 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via an Aluminium coated front door into the entrance hallway with wood strip flooring, a carpeted staircase rises to the first floor and all doors lead off. The dining room, situated to the front of the property, is a great sized reception room with continuation of the wood strip flooring and double doors open into the sitting room. There are windows over-looking the front. The sitting room benefits from continuation of the wood strip flooring and double doors opening out to the rear garden. The ground floor WC is fitted with a 2-piece suite comprising of a WC and a wash hand basin with partial tiling to the walls and ceramic flooring. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over and chrome finishings. There is high gloss ceramic tiling to the floor, recessed spot lighting and under cupboard lighting. The kitchen benefits from windows to the front and side aspects and a brushed steel splash-back. Integrated appliances include eye-level double oven and grill, 4-ring gas hob with extractor hood, stainless steel sink with drainer and chrome mixer taps, under-counter fridge and freezer and an integrated dishwasher. There is space provided for a freestanding American style fridge/freezer and space for a breakfast table. The utility room is fitted with wall and base units with work surfaces over, a stainless-steel sink with drainer. Space and plumbing are provided for two appliances. The utility benefits from tiled flooring, a built-in storage cupboard and a door providing access out to the rear garden.

The first-floor landing offers carpeted flooring leading into the main living room. The main living room is a superb sized reception room with windows to the front, side and rear aspects; a lovely bay window overlooking the river. There is ample space for freestanding furniture. Bedroom one is accessed off the first floor. It is a generous double bedroom with carpeted flooring, two sets of windows to the front, dressing area with built-in wardrobes leading into an en-suite shower room. The en-suite is fitted with a 3-piece suite comprising of a shower enclosure, WC and a wash hand basin. With tiling to the walls, tiled flooring and a window to the rear.

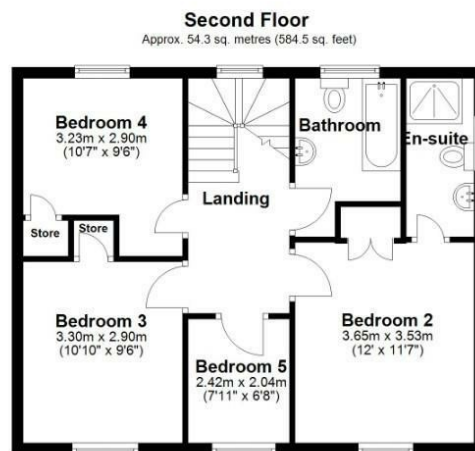
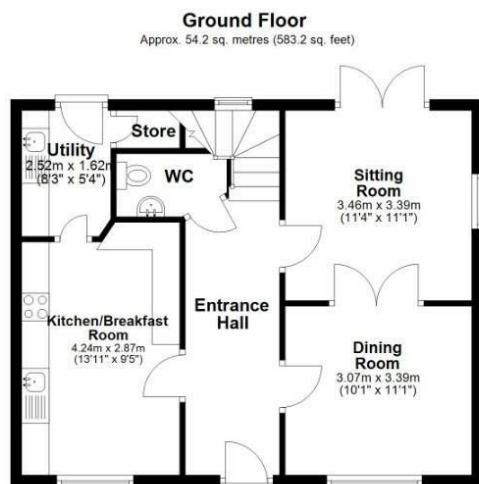
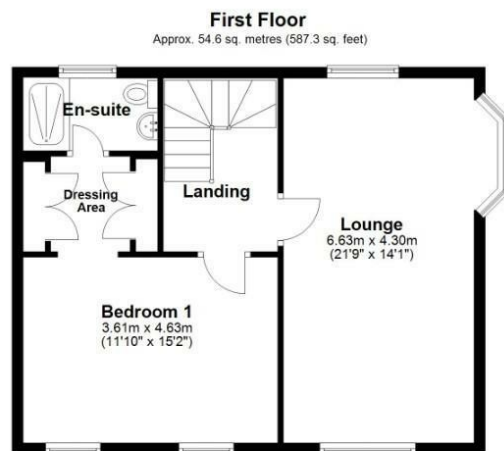
A staircase leads up off the first floor to the second-floor landing. The second-floor landing has carpeted flooring and access to the loft hatch. All doors lead off to the remaining bedrooms. Bedroom two is a second generous double bedroom with carpeted flooring, built-in wardrobes and a window over-looking the front. Leading into an en-suite shower room which is fitted with a shower enclosure, WC and a wash hand basin. With tiling to the walls and flooring and a window to the side. Bedroom three is a third double bedroom with built-in storage, carpeted flooring and windows to the front. The fourth double bedroom has carpeted flooring, built-in storage and a window to the rear. Bedroom five is a comfortable single bedroom with carpeted flooring and a window to the front. The family bathroom is fitted with a 3-piece suite comprising of a panelled bath with freehand overhead shower, WC and a wash hand basin. With tiled flooring, tiling to the walls and a window to the rear.

### GARDENS AND GROUNDS

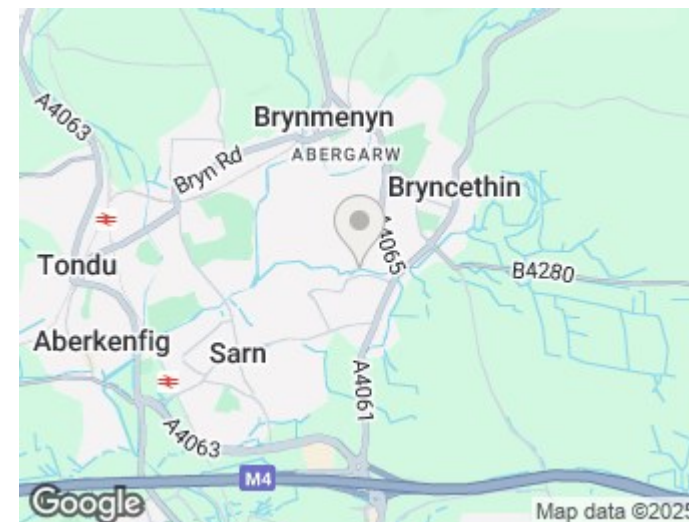
Approached off Leyshon way, no. 2 benefits from a picturesque position over-looking the river. There is a double garage to the rear with off-road parking for 2 vehicles. The double garage benefits from electric controlled doors with power and light supply. There is an EV car charging point to remain. The rear enclosed garden is predominantly laid to lawn with an outdoor patio area ideal for outdoor furniture.

### ADDITIONAL INFORMATION

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



Total area: approx. 163.1 sq. metres (1755.1 sq. feet)  
**2 Leyshon Way, Bridgend**



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 75                      | 86        |
| <b>England &amp; Wales</b>                  | 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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