



2 Glanogwr Court, Church Road  
Bridgend, CF31 3AZ

Watts  
& Morgan







# 2 Glanogwr Court, Church Road

Bridgend CF31 3AZ

**£795,000 Freehold**

**4 Bedrooms | 4 Bathrooms | 5 Reception Rooms**

An impressive four bedroom detached family home situated in a secluded location in Bridgend overlooking Newbridge Playing Fields on a generous plot of 0.4 of an acre. The property boasts highly adaptable living accommodation over 2700sq feet. The property is nestled away in a private location but conveniently located just a short walk from Bridgend Town Centre, local reputable schools, shops, Newbridge Fields and tennis club. The town centre is well-connected for transport links, including a local railway station that provides regular services to all major cities including Cardiff and London. The M4 Motorway access is just a short drive away. Accommodation comprises porch, entrance hall, living room, dining room, open plan kitchen/family room, study, WC, utility, play room (ground floor bedroom), wet room. First floor landing, principal bedroom with walk-in dressing room and 4-piece ensuite, second bedroom with ensuite shower room, two further generous double bedrooms and a 4-piece family bathroom. Externally this property boasts a plot of 0.4 of an acre with a gated driveway with off-road parking for up to 8 vehicles, double garage with electric doors, landscaped front and rear grounds. EPC Rating "C".

## Directions

\* Bridgend town centre - 0.5 Miles \* Porthcawl - 6.5 Miles \*  
Cardiff - 22.0 Miles \* M4 motorway - 2.6 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered through a double-glazed PVC sliding door into the entrance porch with LVT Karndean flooring and a secondary composite front door leads into the main hallway with a generous built in storage cupboard. The welcoming hallway features an L-shaped oak wooden staircase leading to the first floor, LVT Karndean flooring and all oak doors lead off. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and wash-hand basin with built in vanity unit. The cloakroom offers Karndean flooring and a window to the front. The living room is a superb sized family room with carpeted flooring, windows overlooking the front and patio doors opening out to the rear garden. There is a central feature stone fireplace with a granite hearth and wood burning stove fitted. There are two sets of TV connections offering versatile living space and a door leading into the study. The dining room benefits from LVT Karndean flooring and windows to the front. The study benefits from carpeted flooring, windows overlooking the rear garden and a door leading into the main living room. The open plan kitchen/family room to the rear showcases a bespoke range of solid timber wall and base units with complementary Granite work surfaces over with porcelain tiled flooring, recess spotlighting, windows overlooking the rear garden and tri-folding doors opening out to a rear patio area. Integrated appliances in the kitchen include integrated steam oven, micro-oven with warming draw and separate oven, integrated dishwasher, fridge freezer, 5-zone induction hob with extractor fan over, all appliances are WIFI connected via the Siemens App. There is a seating area with built in storage and space for lounge or dining furniture. The living space offers open wood burning stove set on a slate effected tiled hearth with a door leading into the utility and access into a further ground floor reception room. The utility room has been fitted with coordinating base units with Granite worksurfaces over, there is an integral sink with drainer and plumbing for a washing machine and space for a tumble dryer. There is tiled flooring, a built-in pantry cupboard, window to the rear and a door providing access to the rear garden. The ground floor playroom is a versatile reception room with carpeted flooring, built-in storage and sliding doors opening out to the side, this flexible room has versatile use and can be adapted as a ground floor bedroom. A door leads into the ground floor wet room with underfloor heating. The wet room offers fully tiled walls and non-slip flooring, shower, WC and wash-hand basin and a window to the front.

The first-floor galleried landing offers carpeted flooring, windows overlooking the front grounds and access to the loft hatch. The principal suite offers carpeted flooring, windows to both front and rear aspects with potential to add a Juliette balcony overlooking the rear grounds. The dressing room has been fitted with mirrored wardrobes and offers carpeted flooring and access into the ensuite. The ensuite is fitted with a 4-piece luxurious suite comprising of a double walk-in shower enclosure, WC, Jack & Jill wash-hand basins set within vanity unit with two demister led mirrors with two-tone lighting and a 'Whirlpool' double spa bath with shower attachment. The ensuite benefits from porcelain marble tiled flooring with electric underfloor heating, tiling to the walls, recessed dimmable spotlighting and windows overlooking the rear garden. Bedroom two is a second generous bedroom with built-in wardrobes, carpeted flooring, windows overlooking the front. Leading into an ensuite shower room which has been fitted with a 3-piece suite comprising of a corner shower enclosure, WC and wash-hand basin with tiling to the walls, vinyl flooring and windows to the front. Bedroom three is a double bedroom with carpeted flooring and windows to the rear. The fourth double bedroom has carpeted flooring and windows to the rear. The family bathroom is fitted with a 4-piece suite comprising of a double walk-in shower with electric shower, generous bathtub with shower attachment, WC and wash-hand basin with vanity storage. The bathroom benefits from tiled flooring with underfloor electric heating, tiling to the walls, recessed spotlighting and window to the rear.

### GARDENS AND GROUNDS

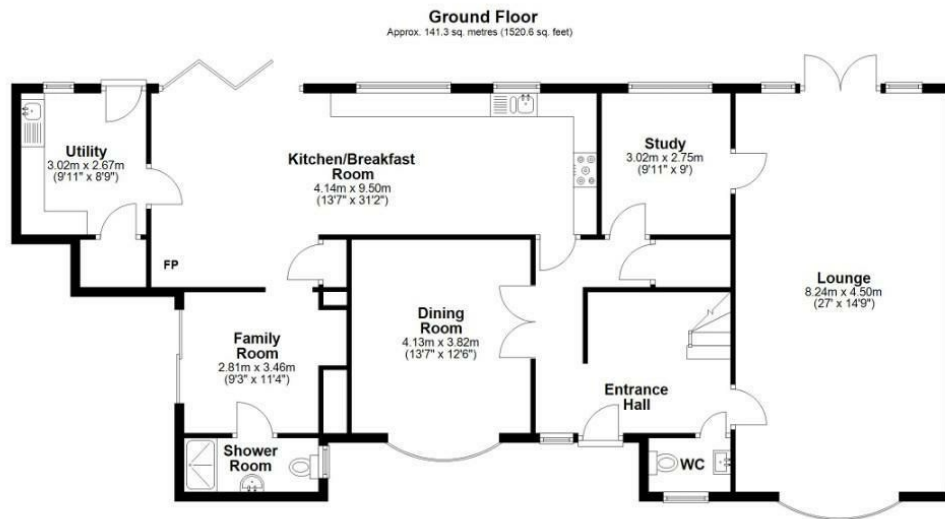
Approached off a private road No.2 Glanogwr Court is accessed through private gates onto a spacious tarmac driveway with off-road parking for up to 8 vehicles leading to the double garage with two electric doors, double garage has power and light supply. The generous grounds of 0.4 of an acre benefit from a spacious lawned area enclosed via tall hedging with wood store and a gate provides access around to the rear garden via both sides. To the rear of the property is a beautifully landscaped sandstone patio area perfect for outdoor entertaining with granite borders and rendered retaining walls with decorative raised beds. There are steps leading up to a stretching lawned garden with an array of fruit trees to include pear, plum and apple. The rear garden has a barked area for a children's play area.

### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "C". Council Tax Band "H".



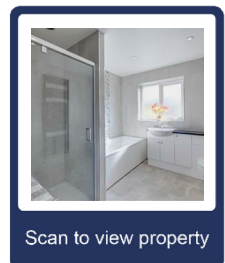




Total area: approx. 258.5 sq. metres (2782.3 sq. feet)



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		
	77	83
England & Wales	EU Directive 2002/91/EC	



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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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