



33E, Leyshon Way  
Bridgend, CF32 9AZ

Watts  
& Morgan







# 33E, Leyshon Way

Bryncethin, Bridgend CF32 9AZ

**£550,000 Freehold**

**5 Bedrooms | 3 Bathrooms | 2 Reception Rooms**

The first 4/5 bedroom detached executive property to come for sale on this exclusive new development in Bryncethin. Located in a private position being sold with no onward chain. This contemporary home has been finished to a high standard with flexible living accommodation.

Situated with convenient access to the M4 providing access to nearby cities of Cardiff and Swansea and just a short drive from Bridgend Town Centre itself. In a picturesque position with free flowing stream and woodland behind.

Accommodation comprises; entrance hall, lounge, open-plan kitchen/dining room, ground floor cloakroom and utility. First floor; double bedroom with en-suite shower room, 2 further double bedrooms, family bathroom and a sitting room/further double bedroom. Second floor; double bedroom, shower room and study/dressing room. Externally the property offers a private driveway with off-road parking for numerous vehicles, single garage with electric door and a landscaped rear garden. Being sold with no onward chain.

## Directions

\* Bridgend- 3.5 Miles \* Cardiff - 21.0 Miles \* J36 of the M4 - 1.3 Miles

**Your local office: Bridgend**

**T** 01656 644288 (1)

**E** [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)







## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a fully glazed obscured PVC front door into the welcoming hallway with porcelain tiled flooring, carpeted staircase rising up to the first floor with an oak banister and glass balustrade. To the front of the property is the main living room. It is a spacious reception room with engineered oak flooring, windows over-looking the front and double oak doors opening into the open-plan kitchen/dining room. The ground floor cloakroom is fitted with a 3-piece suite comprising of a wash hand basin and a WC. With tiled flooring and an obscured PVC window to the front with recessed spotlighting.

The open-plan kitchen/dining room to the rear of the property is a light spacious room with porcelain tiled flooring, recessed spotlighting and a feature pendant light fitted. There is a breakfast bar area with space for stools and ample space for dining furniture. There are patio doors opening out onto a raised patio and windows over-looking the rear garden. The kitchen has been fitted with a range of coordinating wall and base units with complementary quartz work surfaces over with coordinating splash-backs. Integrated appliances include; oven/grill, microwave, fridge/freezer, 5-ring gas hob with extractor hood over and dishwasher. There is a one and quarter bowl matt finish sink and a door provides access into the utility and garage. The utility is fitted with coordinating wall and base units, continuation of quartz work surfaces and porcelain tiled flooring. Space and plumbing is provided for 2 appliances and a fully glazed PVC door opens out to the rear garden.

There is an oak internal door leading into the garage. The garage has power supply, houses the 'Worcester' gas boiler and has an electric controlled door.

The first floor landing benefits from recessed spotlighting, staircase leading up to the second floor with oak banister and balustrade and a feature picture window over-looking the front. Bedroom One is a double bedroom with carpeted flooring, windows over-looking the rear garden and leads into an en-suite shower room. The en-suite shower room is fitted with a 3-piece suite comprising of a double walk-in shower enclosure with rainfall head, WC and a wash hand basin set within vanity unit. The en-suite also benefits from tiling to the walls, tiled flooring, spotlighting, chrome ladder radiator, a LED mirror and an obscured PVC window to the rear. The sitting room accessed off the first floor is a versatile room with potential to be used as a further bedroom. It has vaulted high ceilings with pendant lighting, a large feature window over-looking the front, recessed spotlighting and carpeted flooring. Bedroom Two is a second generous double bedroom with carpeted flooring and windows over-looking the front. Bedroom Three is a third generous double bedroom with carpeted flooring and windows to the rear. The family bathroom is fitted with a 3-piece suite comprising of a freestanding double ended bathtub with a free-hand shower head, WC with hidden cistern and a wash hand basin set within vanity unit. With tiled walls, tiled flooring, with spotlighting, matte black ladder radiator and an obscured PVC window to the side. The bathroom also benefits from recessed spotlighting and a LED mirror.

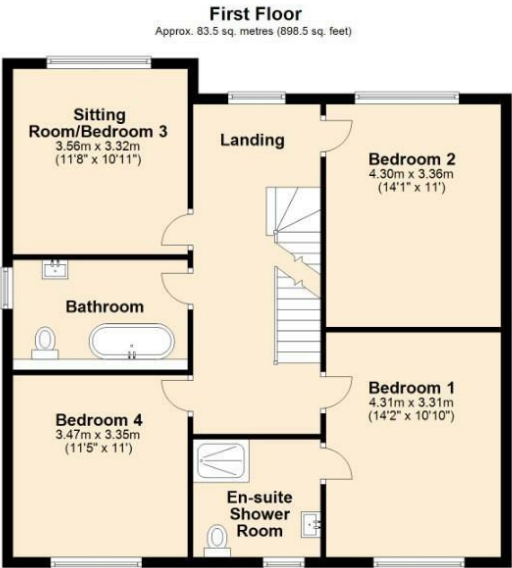
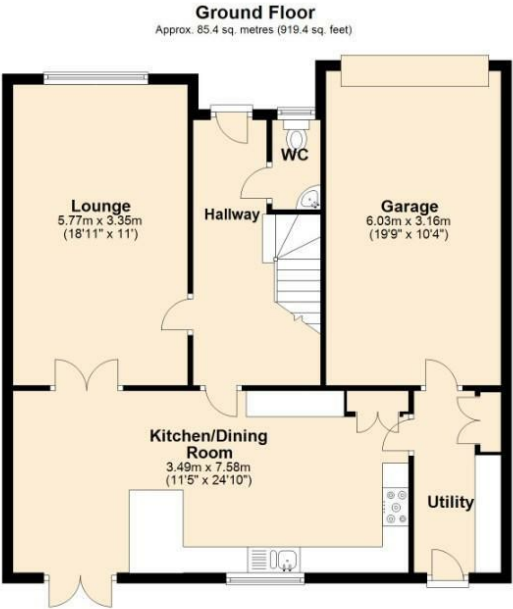
The second floor landing offers carpeted flooring, spotlighting and a Velux window to the rear. Leading into bedroom four with 2 sets of Velux windows to the front, further Velux window to the rear and access to storage in the eaves. The study/potential walk-in dressing room has access to loft storage space, recessed spotlighting and carpeted flooring. The second floor shower room is fitted with a 3-piece suite comprising of a double shower enclosure with rainfall head, wash hand basin set within vanity unit and a WC. With tiling to the walls, tiled flooring, recessed spotlighting and a chrome ladder radiator. The shower room also has a Velux window to the rear.

### GARDENS AND GROUNDS

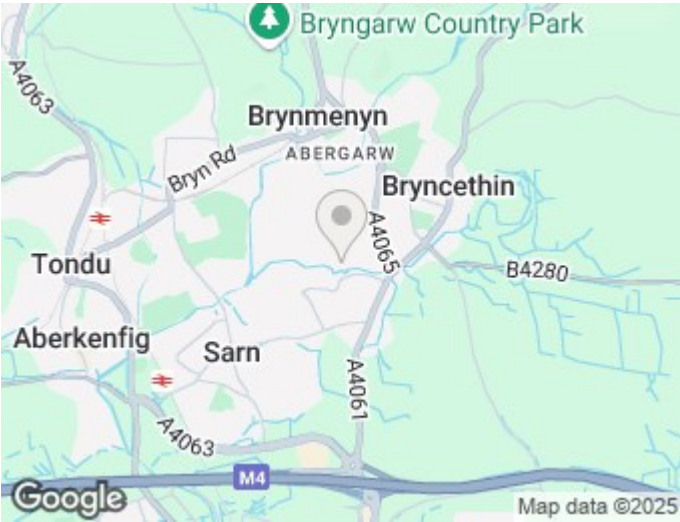
The property is accessed off a private road onto a paved driveway to the front with off-road parking for numerous vehicles enclosed via brick boundary walls. To the rear is a spacious patio area with a section laid with artificial turf; perfect for outdoor furniture. Steps lead down to a further lawned section with outdoor lighting. The garden is enclosed via composite fencing with side gates providing access via both sides. The property benefits from a private aspect backing onto a free flowing stream with woodland behind.

### ADDITIONAL INFORMATION

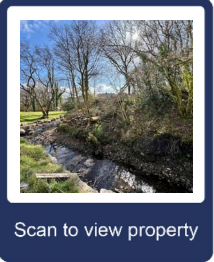




Total area: approx. 226.5 sq. metres (2438.3 sq. feet)

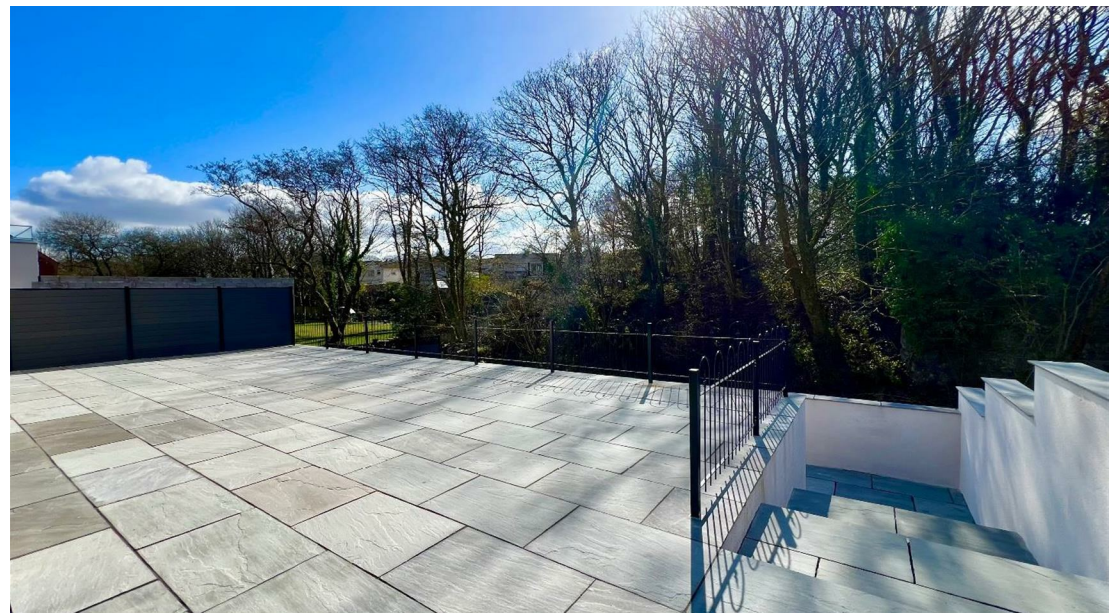


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive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



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.





**Bridgend**  
T 01656 644 288  
E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**  
T 01446 773 500  
E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**  
T 029 2071 2266  
E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**  
T 020 7467 5330  
E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

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