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**Mandevilla Laurel Court, Waterton Bridgend**

**offers over £600,000**

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# About the property

Stunning Detached Executive Home in Sought-After Cul-de-Sac

Nestled within an exclusive cul-de-sac of executive residences, this immaculate detached home effortlessly combines elegance, comfort, and modern living. Offering generous accommodation, the property features four spacious bedrooms, three luxurious bathrooms, two inviting reception rooms, and a beautifully designed kitchen.

The impressive open-plan lounge, kitchen, and dining area is a true centerpiece of the home, featuring a mezzanine gallery landing with a part-vaulted ceiling that floods the space with natural light. Bi-fold doors open seamlessly to the rear garden, creating an ideal flow for indoor-outdoor living and entertaining.

Set in one of the area's most desirable locations, the home enjoys excellent transport links, proximity to highly regarded schools, premier local amenities, and scenic cycling routes, ensuring both convenience and lifestyle appeal.

Completing this exceptional offering are private landscaped gardens, secure off-street parking, and a single garage - all enhancing the property's refined character.

Impeccably maintained and ready for immediate occupation, this stunning

# Accommodation

## Ground Floor

### Entrance Hallway

Step inside through the UPVC double glazed front door into a bright and welcoming entrance hall, centrally positioned at the heart of the home. Featuring a vaulted ceiling and LVT flooring, this spacious hallway provides access to all ground floor reception rooms, as well as a convenient walk-in storage cupboard and a downstairs cloakroom.

The focal point is the stunning glass and oak staircase, beautifully carpeted, that effortlessly draws the eye and leads to the first floor - the perfect blend of contemporary design and timeless elegance

### Downstairs Cloakroom

Located just off the entrance hallway, the downstairs cloakroom features LVT flooring and spot lighting. It includes a WC and a hand wash basin set within a built-in vanity unit, offering both practicality and a clean, modern finish.

### Study

11' 2" x 6' 8" ( 3.40m x 2.03m )

The separate study, located to the side of the property, features a continuation of the LVT flooring from the entrance hall. This bright and airy space benefits from UPVC French doors to the front, offering an additional access point. The doors are fitted with perfect fit Venetian blinds, making the room a practical and private workspace, suitable for a variety of uses.





## Lounge

14' 9" x 11' 11" ( 4.50m x 3.63m )

The separate living room is both light and spacious, yet retains a cosy feel. It features a continuation of the LVT flooring and benefits from a floor-to-ceiling UPVC window, along with an additional UPVC window and door-both fitted with perfect fit Venetian blinds. The room is finished with perimeter spotlights and LED ceiling lighting, and is centred around a feature stone fireplace with a marble hearth and a wood-burning stove

## Lounge/ Kitchen/ Dinner

34' 9" max x 13' 3" max ( 10.59m max x 4.04m max )

An impressive open-plan space at the rear of the property, combining kitchen, dining, and living areas, all finished with a continuation of LVT flooring and spot lighting. The room benefits from a part-vaulted ceiling with a gallery landing above, adding a sense of height and openness. A bespoke media wall provides a focal point, featuring a built-in fireplace, space for a large flat-screen TV, and integrated shelving and storage to either side.

The kitchen is fitted with a stylish mix of navy and white shaker-style base and wall units, topped with quartz work surfaces. A breakfast bar extends from one side, ideal for casual dining. Integrated appliances include two electric ovens, an induction hob with downdraft



extractor, fridge freezer, microwave, dishwasher, and a wine cooler. The undermount one-and-a-half bowl resin sink features a hot tap and sits below a rear-facing UPVC window. Bi-folding doors open out to the rear patio and garden, while a side door leads directly to the utility room

## Utility Room

13' 3" x 5' 3" ( 4.04m x 1.60m )

Fitted with LVT flooring and a matching selection of base and wall units and worktops consistent with the kitchen design. Includes an integrated sink with drainer and plumbing for a washing machine. A UPVC window to the side provides natural light, with a door leading out to the rear of the property. An internal door provides convenient access to the integral garage

## Garage

19' 4" x 9' 7" max ( 5.89m x 2.92m max )

Offering practicality and convenience, the integral garage features durable concrete flooring, power outlets, and lighting. It benefits from an electric roller shutter door to the front and rear access via an internal door leading directly into the utility room

## First Floor



## Landing

A striking gallery landing with fitted carpets and LED lighting integrated into the staircase. The space features vaulted ceilings with skylight windows to both the front and rear, creating a bright and open feel. Exposed beams and a central lighting fixture add character, while the oak staircase with glass inserts provides a stylish architectural focal point.

## Bedroom One

20' max x 11' 3" max ( 6.10m max x 3.43m max )

A well-proportioned room with fitted carpets and a UPVC window to the front, complete with perfect fit Venetian blinds. The space includes a radiator for comfort and benefits from direct access to both a walk-in wardrobe and a private en-suite.

## Walk-In Wardrobe

Featuring a window to the front fitted with perfect fit Venetian blinds, the walk-in wardrobe continues the fitted carpet from the main bedroom. It offers ample storage with floor-to-ceiling wardrobes along two walls

## Ensuite

Finished with tiled floors and walls and a skimmed ceiling with spot lighting, this en-suite features a 2-piece white





suite including a WC and a wash hand basin with mixer taps set into vanity storage. It also includes a double walk-in shower with a wall-mounted thermostatic rain showerhead and an additional hand shower attachment, a chrome towel radiator, and an obscured glazed UPVC window to the side, providing both privacy and natural light.

### Bedroom Two

14' 9" x 11' 11" ( 4.50m x 3.63m )  
This bedroom features fitted carpet and a UPVC window to the front, complete with perfect fit Venetian blinds. It includes a radiator for comfort and has a door providing direct access to a Jack & Jill en-suite bathroom

### Jack And Jill Bathroom

Shared between Bedrooms 2 and 4, this bathroom features tiled floors and walls with a skimmed ceiling and spot lighting. The 2-piece white suite includes a corner pedestal wash hand basin with mixer tap, a WC, and a double walk-in shower cubicle with sliding glass doors. The shower is fitted with a thermostatic rain showerhead and hand shower attachment. Additional features include a chrome towel radiator and an obscured glazed UPVC window to the side



### Bedroom Four

12' x 9' 9" max ( 3.66m x 2.97m max )  
This bedroom features fitted carpet and a UPVC window to the rear, fitted with perfect fit Venetian blinds. It includes a radiator and has a door providing direct access to the shared Jack & Jill en-suite

### Bedroom Three

17' 4" x 9' 8" max ( 5.28m x 2.95m max )  
This bedroom features fitted carpet and a UPVC window to the rear, fitted with perfect fit Venetian blinds. It also includes a radiator for added comfort.

### Family Bathroom

Featuring tiled floors and walls with a skimmed ceiling and spot lighting, this bathroom offers a spacious 3-piece white suite. It includes his and hers twin wash hand basins with mixer taps set into vanity storage, a WC, and a panelled bath with LED lighting to the floor, mixer taps and a hand shower attachment. There is also a separate walk-in shower enclosure with sliding glass doors, equipped with a wall-mounted thermostatic shower and an additional hand shower. Additional features include a chrome towel radiator and an obscured glazed UPVC window to the side

### Outside



Positioned on a generous plot, this property boasts beautifully enclosed rear gardens, featuring an expansive patio area seamlessly extending from the rear of the home-ideal for outdoor entertaining. Steps ascend to a well-maintained lawn, complemented by thoughtfully designed raised borders. The garden is enclosed by elegantly rendered walls and a timber fence to one side, with secure gated access and a useful garden shed discreetly positioned to the side.

To the front, a meticulously maintained open garden offers a block-paved driveway alongside a manicured side lawn, enhancing the property's impressive kerb appeal



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