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Waun Wen Bettws Road, Llangeinor BRIDGEND

£500,000

 peter  
alan

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# About the property

Nestled in the peaceful village of Llangeinor, this executive four-bedroom detached home sits on a generous 0.25-acre plot, blending modern living with countryside tranquillity. Offering spacious interiors, versatile rooms and far-reaching views, it's perfect for families seeking a semi-rural lifestyle within easy reach of Bridgend and major commuter routes.

The ground floor includes a welcoming hallway, lounge with French doors to a large conservatory, study, and an additional reception room. To the rear, the open-plan kitchen/diner with integrated appliances and utility room forms the heart of the home, with guest WC and access to the conservatory providing superb extra living and entertaining space.

Upstairs features four double bedrooms and a family bathroom, with the master and second bedroom both benefitting from ensembles. Two further doubles, including one used as a dressing room, add flexibility.

Externally, the property boasts parking for five cars, front garden, additional plot opposite, and a private rear garden with patio, dining area, lawn, summer house and shed. A converted double garage with loft storage provides two versatile rooms, ideal for hobbies or working from home.

What3Words

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# Accommodation

## Ground Floor

### Entrance Hall

Step into a bright and welcoming entrance hallway, giving access to the main living areas and staircase to the first floor.

### Cloakroom

A neatly presented cloakroom providing convenience for visitors.

### Study

11' 7" x 7' 10" ( 3.53m x 2.39m )

A dedicated home office with two front-facing windows overlooking the garden and green space across the private road.

### Lounge

16' 3" max x 13' 8" max ( 4.95m max x 4.17m max )

A spacious lounge featuring a window and French doors that open into the conservatory, filling the room with natural light and offering peaceful green views.

### Sitting Room

12' 7" x 11' 1" max ( 3.84m x 3.38m max )

A versatile reception space, ideal as a formal dining room, playroom, or additional lounge. A large front window ensures a bright and airy atmosphere.

### Kitchen/ Dining Area

26' 7" max x 16' 3" max ( 8.10m max x 4.95m max )

The true heart of the home, this open-plan kitchen/diner is thoughtfully designed with





sleek cabinetry, integrated appliances, space for an American-style fridge/freezer, and plenty of room for a large family dining table. French doors lead directly into the conservatory, perfect for family gatherings and entertaining.

### Utility Room

7' 9" x 7' 8" ( 2.36m x 2.34m )

Practical and well-equipped, offering space for a washing machine and tumble dryer, additional storage cabinetry, a second sink, and direct access to the rear garden.

### Conservatory

12' 1" max x 26' 9" max ( 3.68m max x 8.15m max )

A generously sized conservatory with space for both seating and dining areas. Accessible from the lounge and kitchen/diner, this versatile room is perfect for entertaining or relaxing, with garden views.

### First Floor

#### Landing

A spacious landing with room for a reading nook leads to four double bedrooms and the family bathroom.

#### Bedroom 1



12' 6" max x 12' 6" max ( 3.81m max x 3.81m max )

A stylish and spacious master suite with tranquil rear garden views and ample room for storage.

#### En Suite

A well-appointed en-suite featuring a double shower, WC, wash basin, and storage.

#### Bedroom 2

9' 9" x 13' 8" ( 2.97m x 4.17m )

A bright double bedroom overlooking the rear garden, with generous space for furnishings and benefiting from its own en-suite.

#### En-Suite

Complete with corner shower, WC, and wash basin, finished in a light, neutral décor.

#### Bedroom 3

11' 1" x 12' 7" ( 3.38m x 3.84m )

Another well-proportioned double bedroom, currently styled for children/teens with bespoke painted wall art, overlooking the front aspect with leafy views.



#### Bedroom 4

11' 7" max x 11' 7" max ( 3.53m max x 3.53m max )

A double bedroom, currently used as a large dressing room, easily accommodating a double bed and additional storage.

#### Bathroom

A beautifully finished bathroom including a full-size bath, double shower, WC, and wash basin.

#### Outbuilding(s)

8' 7" max x 16' 11" ( 2.62m max x 5.16m )

These versatile spaces could be adapted for a games room, playroom, home office, or even a home business. A fully insulated and boarded loft is also accessible from the music room, offering excellent additional storage.

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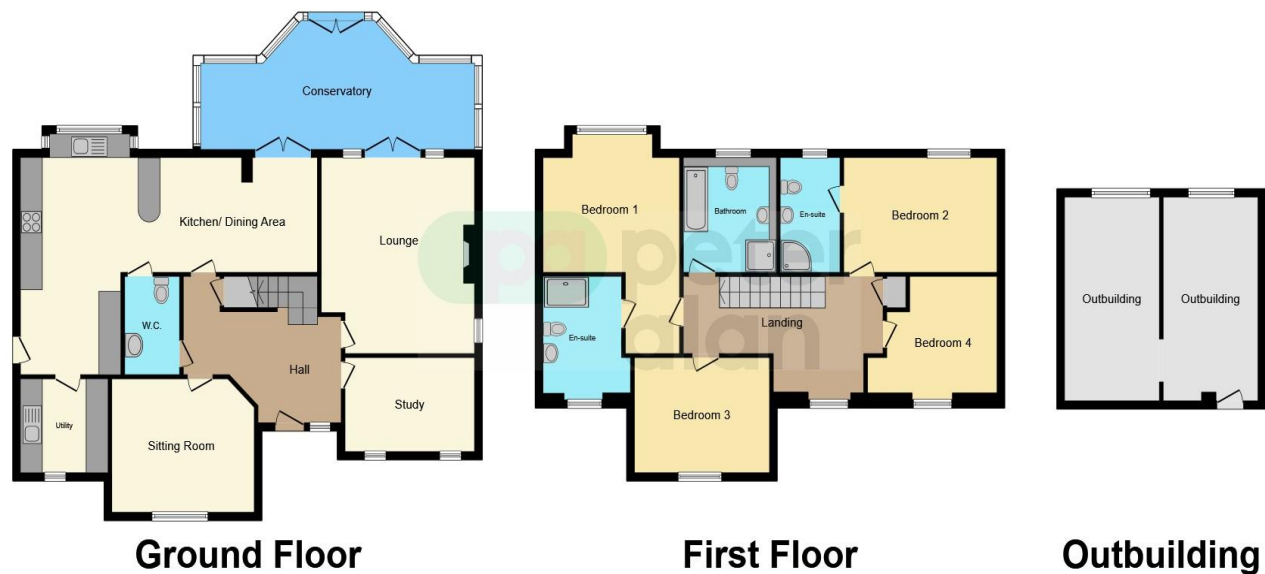






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