



 3  1  3
Grove Cottage, Bridgend
£490,000

 **peter
alan**

01656 657201
bridgend@peteralan.co.uk



About the property

We are delighted to present this outstanding four-bedroom detached family home, designed to offer generous and versatile living space throughout.

The ground floor showcases three spacious reception rooms, a contemporary fitted kitchen, and a separate utility room, perfectly blending style with everyday practicality.

Upstairs, there are four well-proportioned bedrooms, including a superb principal suite with en-suite facilities, complemented by a modern family bathroom.

Externally, the property is enhanced by a double garage, ample driveway parking, and beautifully maintained gardens, making it an ideal home for families seeking both comfort and convenience.

Accommodation

Entrance Hall

Enter via a UPVC double glazed door to the front with glazed side panel. Fitted carpet, carpeted staircase to the first floor, door providing access to the Dining room, separate lounge and kitchen. Understair storage cupboard.

Lounge

11' 10" x 15' 8" (3.61m x 4.78m)
UPVC double glazed window to front, wood flooring, radiator, and feature fire with log burner surround and hearth. Wall lights.

Dining Room

7' 10" x 13' (2.39m x 3.96m)
UPVC double glazed window to side and UPVC double glazed French doors opening to the front. Radiator, wood flooring.

Kitchen/Diner

7' 1" x 15' 10" (2.16m x 4.83m)
UPVC double glazed window to rear, tiled splashbacks, wood wall and base units with laminate worktop, stainless steel 1½ bowl sink with mixer tap, built-in electric hob with under oven, space for fridge, dishwasher, and washing machine. Door to pantry and utility room.

Utility Room

5' x 5' 7" (1.52m x 1.70m)
UPVC double glazed door to side, radiator, plumbing for washing machine.

Study / Bedroom 4

7' 11" x 13' 10" (2.41m x 4.22m)





UPVC double glazed window to side, wood flooring, radiator.

Cloakroom

Tiled walls fitted with a wash hand basin and WC. UPVC double glazed window

First Floor

Landing

Carpeted landing with loft access.

Bedroom 1

18' 10" max x 12' (5.74m max x 3.66m)

UPVC double glazed window to front, carpet, radiator, built-in wardrobe storage.

Bedroom 2

20' 9" x 8' (6.32m x 2.44m)

UPVC double glazed windows to front and side, carpet, radiator.

Bedroom 3

18' 7" max x 7' 10" (5.66m max x 2.39m)



Two UPVC double glazed windows to rear, carpet, radiator.

Bathroom

Two UPVC double glazed obscure windows to rear, tiled walls, fitted with a four-piece suite comprising: panelled bath with wall-mounted mixer tap and hand shower attachment, walk-in shower enclosure with mixer taps, WC, and wash hand basin with vanity. Upright designer radiator, spotlights to ceiling, extractor fan, and roller blinds.

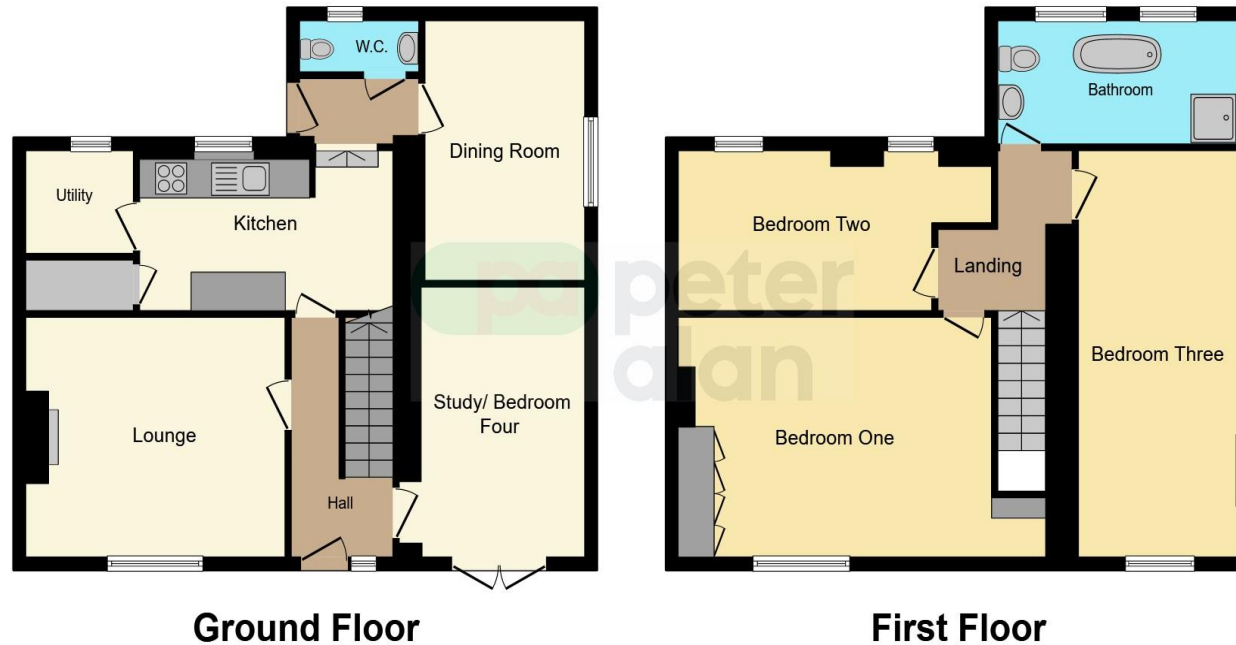






01656 657201

bridgend@peteralan.co.uk



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

