

1, Laurel Court

Bridgend, CF31 3YX

Watts & Morgan



1, Laurel Court

Waterton, Bridgend CF31 3YX

£675,000 Freehold

4 Bedrooms | 3 Bathrooms | 2 Reception Rooms

An impressive individually designed 4 double bedroom home situated within an exclusive development just off Waterton Lane. The property has been designed with high end quality fixtures and fittings with underfloor heating serving the ground floor. Located in a quiet and picturesque location in a small exclusive development of 8 contemporary executive homes. Located conveniently just a short drive from Bridgend Town Centre and Junction 35 of the M4 with access to nearby heritage coastline of Ogmore-by-Sea and Cowbridge.

Accomodation briefly comprises; grand entrance hallway, open-plan kitchen/breakfast/living room, dining room, ground floor WC and utility as well as an integral garage. First floor; main bedroom with en-suite shower room and dressing room, second room with en-suite shower room, 2 further double bedrooms and a family bathroom. Externally offering a private driveway with off-road parking, integral garage and landscaped rear garden with versatile summer house.

Directions

Bridgend - 3.0 Miles Cardiff - 19.0 Miles J35 of the M4 - 3.0 Miles

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ABOUT THE PROPERTY

Entering through a composite front door, you are welcomed into a grand and spacious entrance hall and creates a wonderful first impression Flooded with natural light from a Velux window above, the space boasts a magnificent vaulted ceiling, a striking galleried landing, and a beautiful walnut quarter-turn staircase leading to the first floor. Engineered wood flooring flows seamlessly throughout, complemented by the addition of underfloor heating throughout the entire ground floor, while a useful understairs storage cupboard adds practicality to the impressive design.

The heart of the home is the spectacular open-plan kitchen and living space, an outstanding room designed for both everyday family life and entertaining. The living area features the continuation of the engineered wood flooring, creating warmth and character, while the kitchen area is finished with stylish tiled flooring. The living space enjoys two sets of French doors opening onto the rear garden, together with two impressive floor-to-ceiling windows overlooking the front aspect. There is an abundance of space for living furniture centred around a charming log-burning stove, while above, a stunning mezzanine level overlooks the room, enhancing the sense of space and architectural interest, with an additional upper-level window bringing in even more natural light.

The contemporary kitchen is beautifully appointed, offering an extensive range of modern wall and base units topped with luxurious marble work surfaces, complemented by a substantial matching central island that provides additional storage and seating. Fitted with a comprehensive range of high-quality integrated Neff appliances, including a full-height fridge, a separate full-height freezer and an integrated dishwasher, the kitchen perfectly combines style and functionality. Four windows, with two overlooking the side elevation and two to the rear, fill the space with natural light and create a wonderfully bright and inviting environment.

The dining room is another beautifully proportioned reception space, finished with engineered wood flooring and enjoying an abundance of natural light from three Velux windows, a rear-facing window, and patio doors that open directly onto the rear garden, creating an effortless connection between indoor and outdoor living. A feature fireplace provides an attractive focal point, adding character to this elegant entertaining space.

The ground floor cloakroom is beautifully presented and fitted with a modern two-piece suite comprising a WC and wash hand basin. Finished with engineered wood flooring and tasteful décor, it continues the high standard found throughout the home.

Completing the ground floor is a practical utility room, fitted with a range of built-in storage units and a sink, together with space and plumbing for a washing machine. The room features tiled flooring and enjoys an obscure side-facing window as well as a PVC door, which provides convenient access to the rear garden, making the room ideal for everyday family living.

The integral garage offers excellent storage and secure parking, whilst also housing the property's boiler. A side-facing window provides natural light, making it a practical and versatile space.

To the first floor, the impressive galleried landing, finished with fitted carpeting, enhances the sense of space and provides access to four exceptionally well-proportioned double bedrooms and the family bathroom.

The main bedroom is a superb retreat, enjoying engineered wood flooring, vaulted ceilings and a front-facing window. A spacious walk-in dressing room, complete with built-in storage and its own front-facing window, adds a touch of luxury. The contemporary en-suite is fitted with a modern three-piece suite comprising a wash hand basin, WC and a large walk-in shower, finished with stylish vinyl tiled flooring.

Bedroom Two is another outstanding double bedroom, featuring engineered wood flooring, vaulted ceilings and two rear-facing windows that flood the room with natural light. It also benefits from a well-appointed en-suite shower room, fitted with a three-piece suite comprising a wash hand basin, WC and shower, complemented by tiled walls and vinyl tiled flooring.

The family bathroom has been thoughtfully designed to create a luxurious space, centred around a striking freestanding bath. Further comprising a wash hand basin and a traditional high-level WC with chain flush, the room is finished with attractive LVT flooring and enjoys natural light from both a rear-facing window and a Velux window.

Bedroom Three is another generous double bedroom, complete with engineered wood flooring, vaulted ceilings and two side-facing windows, creating a bright and airy feel.

Bedroom Four completes the accommodation and is a further spacious double bedroom, benefiting from vaulted ceilings and two front-facing windows.

GARDEN AND GROUNDS

Approached off the Laurel Court development, Number 1 occupies a superb position and immediately impresses with its striking contemporary design and beautifully presented exterior. Externally, the property continues to impress. To the front, a block-paved driveway provides off-road parking for two vehicles. Alongside the driveway, a slightly raised slate chipped area adds an attractive, low-maintenance feature to the frontage. Gated access is available to both sides of the property, with one side featuring a contemporary glass gate set within a glass fence and mature hedge line, enhancing the property's modern kerb appeal.

The rear garden has been thoughtfully landscaped to create a superb outdoor entertaining space with minimal maintenance. An artificial lawn is complemented by raised planters filled with established shrubs, while a generous patio extends from the open-plan kitchen and living area, providing ample space for outdoor seating and dining. Contemporary glass fencing and mature hedging create a stylish yet private setting.

A raised decked seating area provides the perfect place to relax, leading to a fully equipped summer house with lighting and power, making it ideal as a home office or gym or could be converted into a garden bar. Completing this fantastic outdoor space is a hot tub, set on its own raised composite decked platform, creating the perfect spot to unwind and enjoy the surroundings.

ADDITIONAL INFORMATION








GET
NAKED



Ground Floor

Approx. 135.3 sq. metres (1456.7 sq. feet)

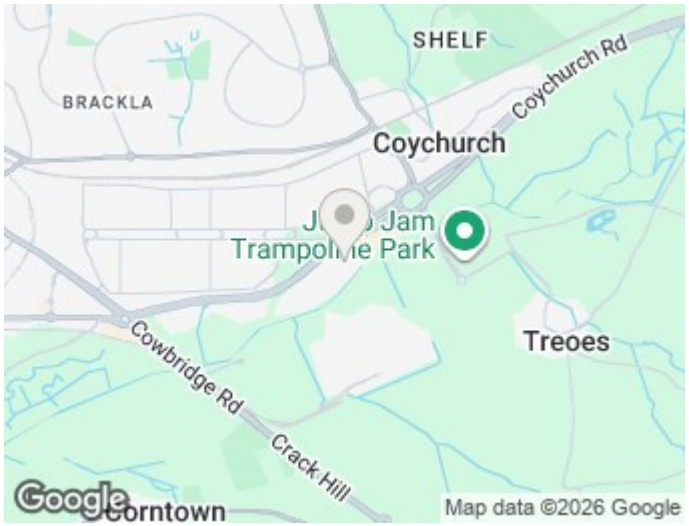


First Floor

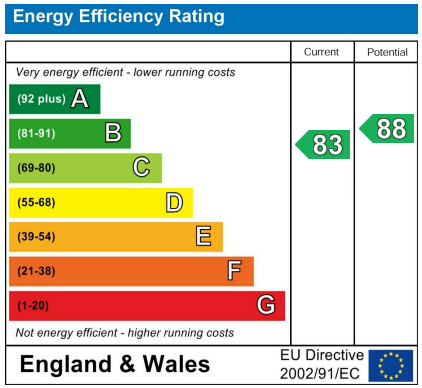
Approx. 127.5 sq. metres (1372.2 sq. feet)

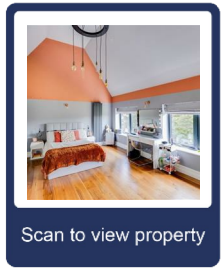


Total area: approx. 262.8 sq. metres (2828.9 sq. feet)









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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