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## Highland Court, £425,000

- Four Double Bedrooms
- Driveway and integral Garage
- Stunning open-plan Kitchen/Family room
- Council Tax Band F
- Underfloor Heating To Lounge
- EPC Rating: C



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## About the property

This beautifully presented family home is located in the sought-after village of Bryncethin, offering excellent access to the M4 and local amenities. Spread across three levels, the property combines stylish design with generous living space, landscaped gardens, and stunning views.

The welcoming hallway leads to a cloakroom/WC, a bright lounge with solid oak flooring and balcony access, and two versatile reception rooms currently used as a study and home gym. Internal access to the garage adds convenience.

On the lower ground floor, the heart of the home is a striking open-plan kitchen, dining, and family area with bi-fold doors opening onto the garden. The kitchen features quartz worktops, Neff appliances, and a bespoke solid oak breakfast bar, complemented by limestone flooring with underfloor heating. A spacious utility room provides additional storage and appliance space.

Upstairs, a gallery landing gives access to four double bedrooms and a modern family bathroom. The master and second bedrooms benefit from en-suites, while all rooms offer ample space for furnishings.

Externally, a brick-paved driveway provides parking for several vehicles and access to the integral garage. The rear garden is landscaped with patio and decking areas, perfect for entertaining, and a Juliet balcony offers beautiful open hill views.

This exceptional home blends modern design with practical family living. Viewing is highly recommended.





## Accommodation

### Ground Floor

#### Entrance Hall

#### Cloakroom

**Living Room** - 20' 1" x 12' 6" ( 6.12m x 3.81m )

**Lounge** - 9' 10" x 9' 8" ( 3.00m x 2.95m )

**Reception Room** - 11' 11" x 9' 8" ( 3.63m x 2.95m )

**Integral Garage** - 16' 5" x 8' 6" ( 5.00m x 2.59m )

### Lower Ground Floor

**Kitchen/Dining Room** - 25' 4" max x 14' 1" max ( 7.72m max x 4.29m max )

**Utility Room** - 9' 6" x 8' 10" ( 2.90m x 2.69m )

### First Floor

#### Landing

**Bedroom One** - 13' max x 12' 6" max ( 3.96m max x 3.81m max )

#### Ensuite

**Bedroom Two** - 12' 2" max x 8' 6" max ( 3.71m max x 2.59m max )

#### Ensuite

**Bedroom Three** 12' 8" x 10' 2" ( 3.86m x 3.10m )

**Bedroom Four** - 12' 8" x 9' 6" ( 3.86m x 2.90m )

#### Bathroom

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## Floorplan



Total floor area 181.5 m<sup>2</sup> (1,954 sq.ft.) approx

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