

4 Leckwith Drive, Bridgend - CF31 4JH

Bridgend

Offers Over £450,000

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Introducing this well presented four bedroom detached house offering good size family accommodation comprising entrance hall, lounge, downstairs w.c., kitchen/diner/family room, utility, four bedrooms to the first floor with en suite to the master, family bathroom, garage, off road parking and good sized enclosed and private rear garden. Viewing highly recommended to fully appreciate.
The property is within easy walking distance of Bridgend town centre, Bryntirion and Cefn Glas primary schools and Bryntirion Secondary school as well as local convenience stores, football club and bus routes serving the centre of Bridgend giving access to the mainline train station. Easy access to the McArthur Glen designer outlet and M4 corridor at junction 36.

- Four bedroom detached house
- Open plan kitchen/dining/family room
- Downstairs WC, en suite and family bathroom
- Driveway parking and garage
- Good sized enclosed rear garden

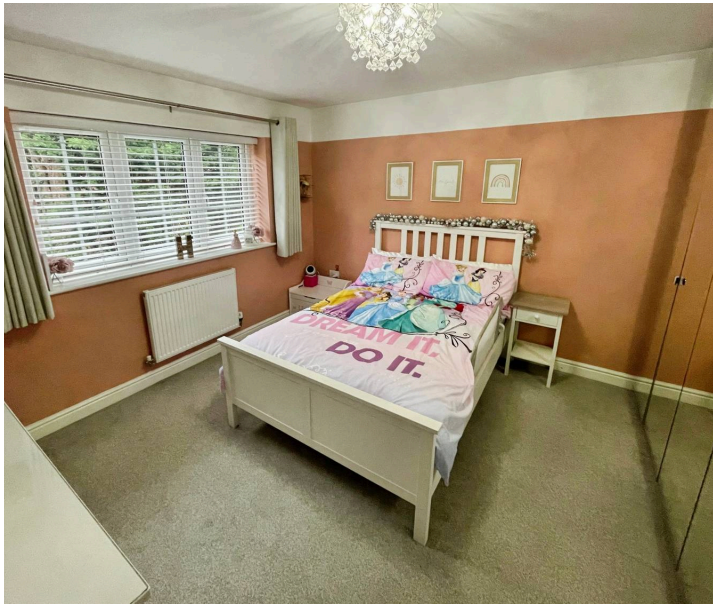












Entrance
Via part glazed composite door with PVCu frosted side panels into the entrance hall.

Entrance hall
Plastered and emulsioned ceiling with pendant light, smoke alarm, plastered and emulsioned walls, skirting and tiled flooring. Built in storage under the stairs. Doors leading to the lounge, kitchen/diner and downstairs w.c. and stairs leading to the first floor.

Lounge
11' 4" x 14' 8" (3.46m x 4.47m)
Plastered and emulsioned ceiling with centre light, plastered and emulsioned walls, skirting, fitted panels in the alcoves either side of the media wall, skirting and fitted carpet. The media wall has a built in electric fire to remain. Large PVCu double glazed window overlooking the front of the property.

Downstairs WC
4' 4" x 6' 8" (1.32m x 2.03m)
Plastered and emulsioned ceiling with centre light and extractor fan, plastered and emulsioned walls, skirting and a continuation of the tiled flooring. Two piece suite comprising vanity unit with ceramic wash hand basin and chrome mixer tap, w.c. and large wall mounted mirror. Wall mounted chrome towel radiator.

Kitchen/diner

10' 8" x 25' 0" (3.25m x 7.61m)

Plastered and emulsioned ceiling with inset chrome spot lights, centre light over the dining table, plastered and emulsioned walls, skirting and tiled flooring. A range of base and wall units in shaker style grey with wood effect grain and square edge complementary work surfaces housing an inset one and a half ceramic sink with chrome mixer tap and hot water tap. Four ring electric hob with overhead chrome and glass extractor fan with glass splash back. Integrated oven, microwave oven, dishwasher and fridge/freezer. Under counter lighting and space for good sized family table and chairs. PVCu double glazed window overlooking the front and PVCu double glazed French doors with PVCu double glazed side panels leading out to the rear garden. Under floor heating and opening into family room.

Family room

9' 10" x 11' 11" (3.00m x 3.64m)

Plastered and emulsioned ceiling with feature drop down light, plastered and emulsioned walls with one feature wood panelled wall, skirting and a continuation of the tiled flooring. Under floor heating and PVCu double glazed window overlooking the rear of the property.

Utility

6' 11" x 7' 5" (2.10m x 2.26m)

Plastered and emulsioned ceiling with centre light, plastered and emulsioned walls, skirting and tiled flooring. A range of base and wall units with complementary work surfaces housing an inset stainless steel sink with chrome mixer tap. Space for freestanding washing machine and freestanding wine cooler. Under counter lighting, PVCu frosted double glazed door leading out to the rear garden. Door leading into a storage cupboard with built in shelving and wall mounted electric consumer box and lighting.

Landing

Via stairs with fitted carpet, spindle balustrade and oak handrail. Plastered and emulsioned ceiling with two pendant lights, plastered and emulsioned walls, skirting, fitted carpet and radiator. PVCu double glazed window overlooking the front of the property. Doors leading to four bedrooms, family bathroom and airing cupboard with shelving and radiator.

Bedroom 3

10' 7" x 12' 0" (3.22m x 3.65m)

Plastered and emulsioned ceiling with centre pendant light, plastered and emulsioned walls, skirting, fitted carpet and PVCu double glazed window overlooking the rear of the property and radiator.

Family bathroom

6' 2" x 6' 6" (1.89m x 1.97m)

1.89m x 1.97m (6' 2" x 6' 6") Plastered and emulsioned ceiling with inset spot lights and extractor fan, floor to ceiling tiled walls and tiled flooring. Three piece suite comprising bath with chrome mixer tap and overhead chrome mixer shower with handheld shower attachment and folding glass screen, vanity unit with w.c. and ceramic sink and chrome mixer tap. PVCu frosted double glazed window overlooking the rear and wall mounted chrome towel radiator.

Bedroom 1

11' 1" x 12' 3" (3.39m x 3.73m)

Plastered and emulsioned ceiling with centre light, plastered and emulsioned walls with one feature papered wall, skirting and fitted carpet. Good sized PVCu double glazed window overlooking the rear of the property and radiator. Door leading to the en suite.

En suite

5' 10" x 11' 1" (1.77m x 3.39m)

Plastered and emulsioned ceiling with inset chrome spot lights, plastered and emulsioned walls, skirting, tiling to the splash backs and tiled flooring. Three piece suite comprising vanity unit with w.c. and wash hand basin with chrome mixer tap and glass splash back and large walk in shower with overhead chrome mixer shower and handheld shower attachment with sliding glass door. Wall mounted mirrored cabinet and chrome towel radiator. PVCu frosted double glazed window overlooking the side of the property.

Bedroom 4

11' 6" x 11' 3" (3.50m x 3.42m)

Plastered and emulsioned ceiling with centre light and access to the large loft via a drop down ladder which is part boarded with lighting. Plastered and emulsioned walls, skirting and fitted carpet. PVCu double glazed window overlooking the front of the property and radiator.

Bedroom 2

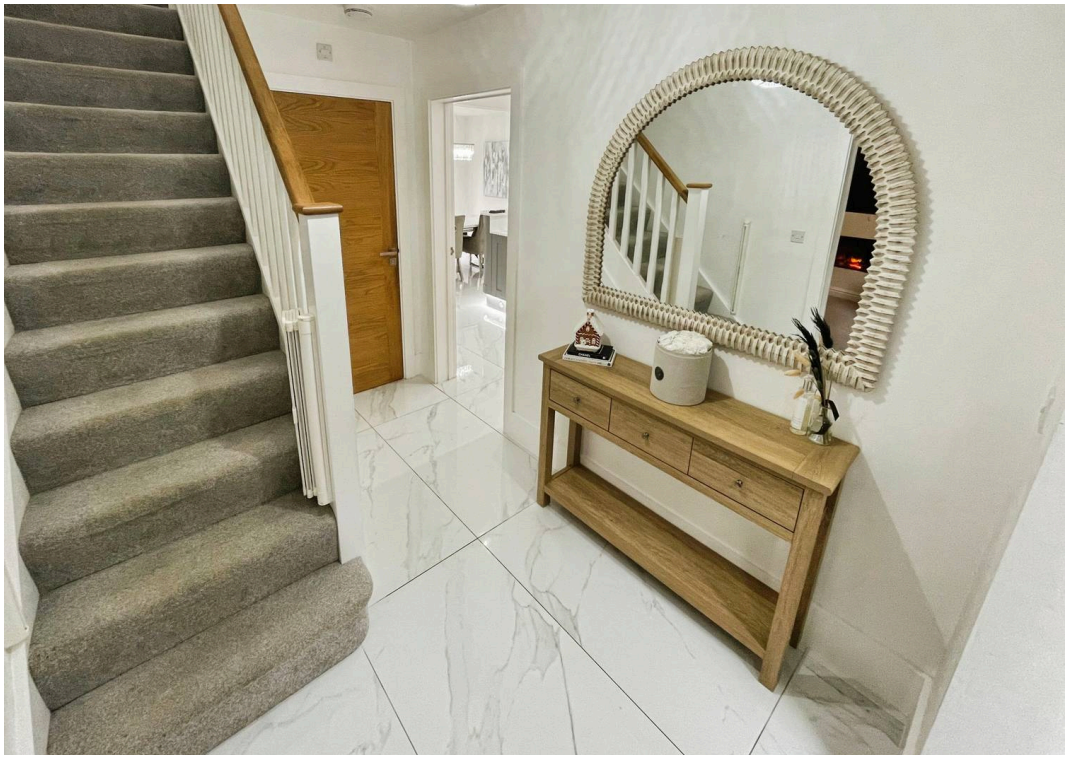
11' 8" x 12' 10" (3.56m x 3.91m)

Plastered and emulsioned ceiling with centre light, plastered and emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property.

Outside

The front of the property is laid to lawn with path leading to the front door, outside lighting and driveway parking for four vehicles with car charging point to remain. Garage accessed via a traditional up and over door with power and lighting. Side gate leading to the rear garden. Good sized enclosed rear garden laid to patio and lawn, outside sockets and security surveillance to remain.





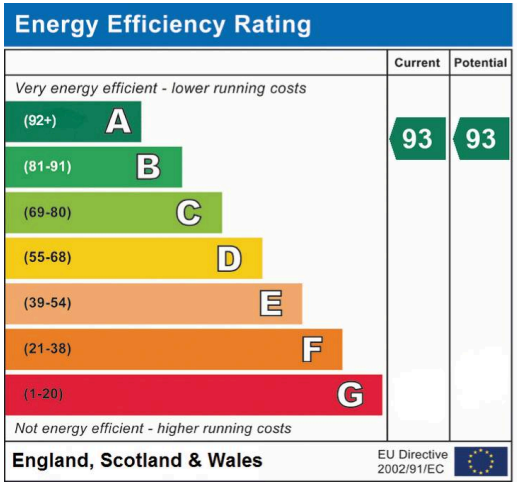


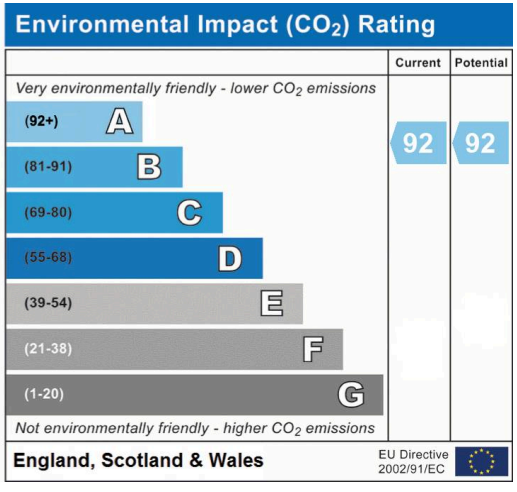



GET
Naked

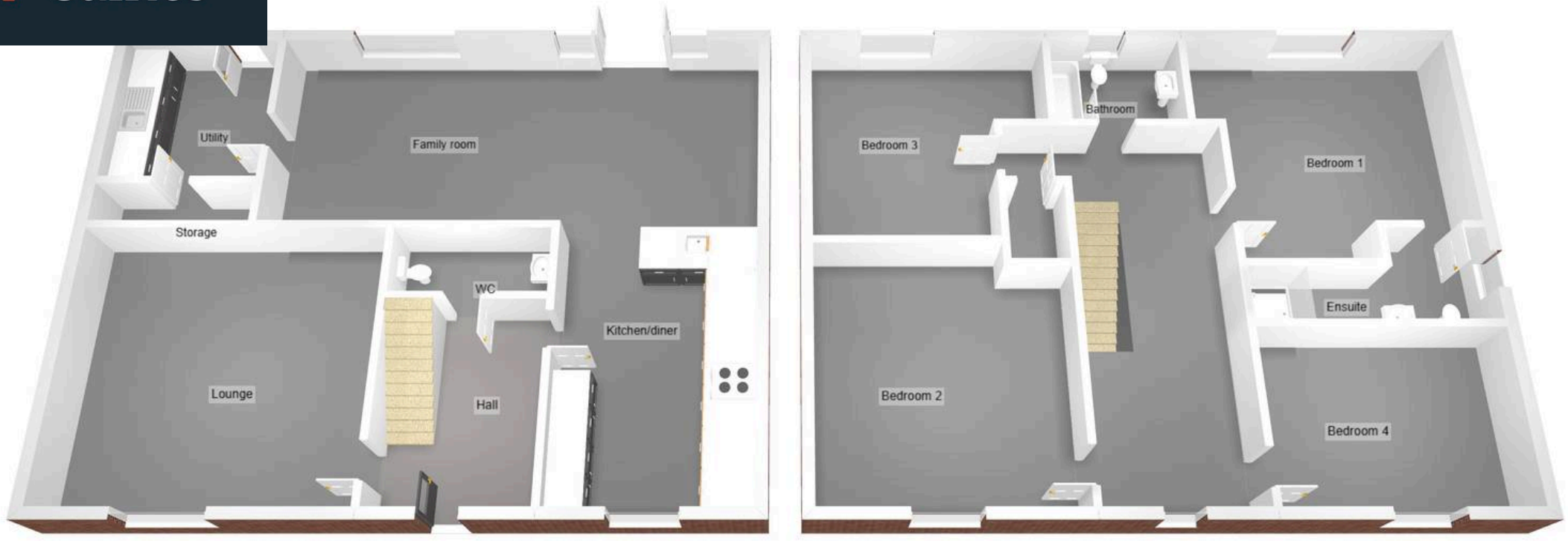





Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
93
93
England, Scotland & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
92
92
England, Scotland & Wales
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Payton Jewell Caines



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