8 Bro Dirion, Bridgend - CF31 5AB

Bridgend

£499,950

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Welcome to this beautifully presented four bedroom detached house, perfect for families looking for plenty of space and comfort. Step inside and you'll find two generous reception rooms, ideal for relaxing evenings. The stylish kitchen / diner comes complete with a handy utility area. There's also a convenient downstairs WC, a modern family bathroom upstairs and a sleek en suite attached to the main bedroom. The sun room is a real bonus, offering a bright and airy spot to unwind whatever the weather. Each of the four bedrooms is well-proportioned, so everyone can enjoy their own space. The house has been immaculately maintained throughout, so you can move straight. For parking, there's a spacious driveway and a double garage. This home is ready and waiting for its next chapter, offering a fantastic blend of style, space and practicality. If you're searching for a place that ticks all the boxes, this could be the one for you. Don't miss your chance to view this stunning property and imagine yourself living here.

- Four bedroom detached house
- Immaculately presented throughout
- Two reception rooms
- Kitchen / diner with utility
- Downstairs WC, family bathroom and en suite
- Sun room
- Driveway parking and double garage

Entrance
Via part glazed and frosted composite door with frosted side panel into the entrance hall.

Entrance hall
Plastered, emulsioned and coved ceiling with centre light, smoke alarm, plastered and emulsioned walls, radiator, wall mounted electric consumer box and oak flooring. Doors leading to the lounge, reception 2 and kitchen/diner. Stairs leading to the first floor.

Lounge
19' 6" x 12' 11" (5.95m x 3.94m)
Plastered, emulsioned and coved ceiling with two centre lights, plastered and emulsioned walls and a continuation of the oak flooring. Two radiators and PVCu double glazed bay window overlooking the front of the property with fitted shutters. Feature log burner with slate hearth and wooden mantle to remain. Double doors leading into the kitchen/diner.

Reception 2
12' 9" x 8' 10" (3.89m x 2.69m)
Plastered, emulsioned and coved ceiling with centre light, plastered and emulsioned walls, skirting and a continuation of the oak flooring. PVCu double glazed window overlooking the front of the property with fitted shutters and radiator.

Kitchen / diner
28' 9" x 10' 7" (8.77m x 3.23m)
Plastered, emulsioned and coved ceiling with inset chrome spot lights, pendant lights over the centre island and pendant light over the dining area. Plastered and emulsioned walls, skirting and Karndean flooring in Herringbone effect. A range of base and wall units in shaker style with complementary square edge work tops housing a Belfast sink with chrome mixer tap. Integrated dishwasher, full size fridge and freezer, wine cooler, double oven and four ring induction hob. Breakfast bar centre island and ample space for dining table and chairs. Two radiators, frosted PVCu double glazed door leading out to the rear garden and PVCu double glazed window overlooking the rear garden. Double doors leading into the lounge and double opening into the sun room, door leading into the utility.

Utility
9' 9" x 5' 5" (2.97m x 1.66m)
Plastered and emulsioned ceiling with inset chrome spot lights, plastered and emulsioned walls, radiator and a continuation of the Kardean flooring. A range of base and wall units in shaker style with complementary square edge work tops and space for washing machine. PVCu double glazed window overlooking the front of the property and glazed composite door leading to the front. Door leading to the downstairs WC.

Downstairs WC
5' 6" x 3' 2" (1.67m x 0.97m)
Plastered and emulsioned ceiling with centre spot lights, plastered and emulsioned walls with one feature papered wall and a continuation of the Karndean flooring. Two piece suite comprising wall mounted ceramic sink with chrome mixer tap and tiled splash back and low level WC. Wall mounted gas boiler housed within a cupboard, radiator and frosted PVCu double glazed window to the rear of the property. Built in shelving.

Sun room
12' 9" x 10' 8" (3.88m x 3.26m)
Plastered and emulsioned ceiling with two lantern skylights, plastered and emulsioned walls and a continuation of the Karndean flooring. PVCu double glazed panels set on dwarf walls and PVCu double glazed French doors leading out to the rear garden. Two radiators and centre pendant light.

Landing
Via stairs with fitted carpet, handrail and spindles. Plastered, emulsioned and coved ceiling with centre light, smoke alarm, plastered and emulsioned walls and fitted carpet. Access to the loft which is partially board with lighting. Doors leading to four bedrooms, family bathroom and airing cupboard housing the hot water tank and shelving.

Master bedroom
15' 2" x 13' 2" (4.62m x 4.02m)
Plastered, emulsioned and coved ceiling with centre light, plastered and emulsioned walls with feature papered wall and laminate flooring in wood effect. Double built in wardrobe and single built in wardrobe. PVCu double glazed window overlooking the front with shutters and radiator. Door leading to the en suite.

En suite
9' 9" x 6' 0" (2.96m x 1.83m)
Plastered and emulsioned ceiling with inset spot lights, extractor fan, floor to ceiling tiled walls and tiled flooring. Three piece suite comprising low level WC, vanity with ceramic wash hand basin and chrome mixer tap and full size bath with chrome mixer tap and overhead chrome mixer shower with glass bi-fold door. PVCu frosted double glazed window overlooking the side and chrome towel rail radiator.

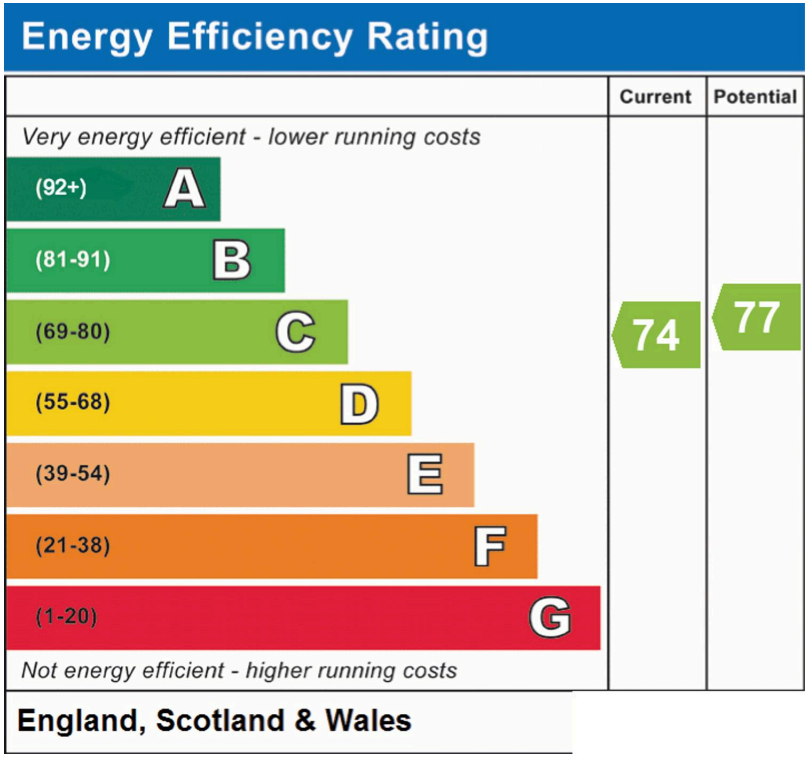
Bedroom 4
9' 11" x 9' 9" (3.03m x 2.97m)
Plastered, emulsoned and coved ceiling with pendant light, plastered and emulsioned walls, radiator, laminate flooring in wood effect and PVCu double glazed window overlooking the rear.

Family bathroom
9' 7" x 6' 4" (2.93m x 1.93m)
Skimmed ceiling with inset spot lights, extractor, fully tiled walls floor to ceiling and tiled flooring, chrome towel radiator and PVCu frosted double glazed window overlooking the rear of the property. Three piece suite comprising bath, low level WC and large freestanding walk in shower with sliding glass door and overhead chrome mixer shower, wall mounted vanity sink unit with chrome mixer tap and wall mounted mirror.

Bedroom 3
11' 5" x 8' 9" (3.49m x 2.66m)
Skimmed and coved ceiling with centre light, plastered and emulsioned walls, laminate flooring, PVCu double glazed window to the rear of the property and radiator. Built in triple wardrobe.

Bedroom 2
15' 5" x 10' 0" (4.69m x 3.04m)
Plastered, emulsioned and coved ceiling with centre light, plastered and emulsioned walls, laminate flooring, radiator and PVCu double glazed window to the front. Built in wardrobe with mirrored sliding doors.

Outside
Driveway parking to the front for four vehicles leading to a double garage accessed via two traditional up and over doors with room to fit two cars. Blocked paved pathway leading to the front door with overhead canopy with lighting. Area laid to lawn with raised borders and shrubbery and decorative stone area. Side gate leading to the rear. Beautifully landscaped enclosed and private rear garden, first section is laid to patio with step up leading to an area laid to lawn with decorative borders. Outside lighting around the sun room, outside tap and double sockets. Side gate leading to the front of the property.


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
74
77
England, Scotland & Wales

Payton
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Caines

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Payton Jewell Canes Ltd, 8 Dunraven Place - CF31 1JD

01656654328 • bridgend@pjchomes.co.uk • pjchomes.co.uk/

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