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Sibrwd Y Dail, Pen-Y-Fai Bridgend
£490,000



About the property

Situated in a highly sought-after location, this impressive four-bedroom detached family home offers generous and versatile living accommodation throughout, perfectly suited to modern family living.

The property boasts three spacious reception rooms, providing flexible space for entertaining, relaxing, or working from home, alongside a beautiful sunroom that enjoys pleasant views over the rear garden and fills the home with natural light.

The well-proportioned accommodation continues upstairs with four large double bedrooms, two of which benefit from stylish en-suite facilities, while the remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property enjoys a beautifully maintained rear garden, offering a private and tranquil space for outdoor dining and family enjoyment. Convenient side access enhances practicality, whilst to the front, there is ample off-street parking. We have a bespoke grey Upvc store attached to the side of the property measuring 3.5m x 1.3m, tiled and fitted with shelving racks.

The property also benefits include an excellent energy efficiency rating, supported by the installation of solar panels, 10kw battery and top of the range Samsung Air source heat pump, providing both environmental and cost-

Accommodation

Internal

Study

13' 9" x 7' 3" (4.19m x 2.21m)

To the front of the property is the study. It is a versatile reception room perfect for a home office with tiled flooring and windows to the front.

Lounge

16' 6" x 11' 6" (5.03m x 3.51m)

To the rear is the generous open-plan lounge/dining room with plenty of space for both freestanding living and dining furniture with carpeted flooring, windows over-looking the rear garden and sliding doors opening into the sun-room.

Dining Room

9' 8" x 8' 6" (2.95m x 2.59m)

Sitting Room

15' 11" x 7' 7" (4.85m x 2.31m)

The sitting room is a great sized second reception with carpeted flooring and windows to the front.

Kitchen

13' 7" x 9' 10" (4.14m x 3.00m)

The open-plan kitchen/sun-room has been fitted with a range of coordinating wall and base units and complementary work surfaces over with laminate flooring in the kitchen area and wood effect tech board splash backs. Integrated appliances to remain to include; 4-ring gas hob with a 'Neff' double oven, grill and extractor fan and a 'Bosch' dishwasher. Space is provided for a freestanding fridge/freezer.

Sunroom

12' 10" x 10' 1" (3.91m x 3.07m)





The sun-room is a great addition with Active blue glass, tiled flooring with under-floor heating, sliding doors into the lounge/dining room and patio doors opening out onto the rear garden.

Master Bedroom

26' 1" x 11' 6" (7.95m x 3.51m)

The master bedroom is a superb sized bedroom with a bespoke dressing area leading into the bedroom. Features built-in wardrobes with lighting, carpeted flooring and windows over-looking the rear. The en-suite shower room is fitted with a 3-piece suite comprising of a separate shower enclosure, WC and wash hand basin with splashback walls, carpeted flooring and a window

Bedroom three is a third double bedroom with carpeted flooring, bespoke built-in wardrobes and drawers and windows over-looking the front.

Bedroom 4

8' 7" x 7' 3" (2.62m x 2.21m)

Bedroom four is a comfortable single bedroom with carpeted flooring and windows to the rear. The family bathroom has been fitted with a 3-piece suite comprising of a panelled bath with over-head shower, WC and wash hand basin with carpeted flooring, tiled walls and extractor fan fitted





01656 657201

bridgend@peteralan.co.uk



Total floor area 153.7 m² (1,654 sq.ft.) approx

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