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6 The Parc
Bridgend,
CF31 3LS

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Asking price **Offers in the
Region Of £320,000**

Occupying a generous corner plot

Convenient commuter access via the
A48

A beautifully presented three/four
bedroom detached dormer bungalow

Offering the desirable open plan
kitchen/dining/living space to the rear

Full re-wire undertaken in 2009

Contemporary solid oak doors
throughout the ground floor

Three double bedrooms, one single
bedroom/study

Ample off road parking plus single
garage

An expansive manicured landscaped
garden to rear

Viewings highly recommended





Situated within The Parc, a quiet and sought after residential area on the South side of Bridgend is this beautifully presented three/four bedroom detached dormer bungalow.

The property is entered via a PVCu and glazed panel door into the entrance porch, with windows to front and tiling laid to floor. A solid oak and glazed panel door, flanked by matching window gives access into the main hallway. The hallway is a good size and has been laid to engineered wood flooring. There is a understairs storage cupboard, stairs rising to the first floor accommodation and doorways leading to the study/fourth bedroom, bedroom one, the family shower room and the open plan kitchen/dining/living area. The ground floor bedroom (bedroom one) is a generous sized double bedroom benefitting from a large slightly bowed window to front, parquet wood flooring and wall length built in wardrobes. The study/bedroom four is a well proportioned single bedroom with window to the front enjoying the same view as bedroom one. The family shower room has been fitted with a white three

piece suite comprising; low level WC and vanity wash hand unit all neatly set within a contemporary cistern and a double shower cubicle with glazed screen and a mains powered rainfall shower over. There is floor to ceiling tiling to three walls and tiling to the floor plus an obscured glazed window to the side. The impressive open plan kitchen/dining/living space to the rear of the property offers a contemporary log burning stove with shelving display and recessed lights within the alcoves, a continuation of the same engineered wood flooring as the hallway within the lounge and dining space and solid oak and glazed panel double doors providing light and access into the sun room. The kitchen has been fitted with a matching range of contemporary white base and wall mounted units with a butchers block effect laminate worksurface over. There is a window over the sink units alongside a glazed panel pedestrian door, flooding the area with natural light. The kitchen benefits from integrated fridge/freezer, integrated slim line dishwasher, eye level double oven and a four burner induction hob with

stainless steel splashback and extractor hood over. The breakfast bar provides a natural division between the kitchen area and dining area and benefits from integrated storage. Within the kitchen, doors lead to a useful shelving store cupboard and a generous walk in pantry cupboard with lighting.

To the first floor, the landing gives access to two further double bedrooms plus a useful airing storage cupboard, currently housing the Worcester gas combination boiler. Both rooms benefit from large windows to each gable end of the property and have built in storage cupboards.

Outside to the front of the property a brick pavia driveway provides off road parking for three/four vehicles. It continues along the side of the property to the detached single garage, with a tall wooden side access gate into the rear garden. To the side to the driveway at the front is a low maintenance small lawned area with paved patio and stone chippings offering additional off road parking. The garden features a mature shrub borders to one side and pathway leading to a wrought iron side access gate and the front porch. To the rear of the property is an expansive, beautifully landscaped garden with sweeping pathways leading from the patio and lawned area, passing the wild flower beds and rockery through to the practical working area, made up of raised plant beds, a greenhouse and a solid outhouse. The garden is fully enclosed by stone, brick and breeze block walls. Adjoining the garage are two smaller outhouses, one currently used as a utility space housing the washing machine and tumble dryer and the other housing a useful WC. A glazed and metal framed door provides access to the log store. The garage has a traditional up and over door and benefit from electricity supply and lighting.

AWAITING FLOORPLAN





Directions

From our office on Derwen Road, proceed to the Rotary International Drive dual carriage way and join the one way system. Proceed through the first set of the traffic light and at the roundabout, take the first exit to join Tondur Road. At the next set of traffic light, continue straight remaining on the dual carriage way. At the next set of traffic lights, turn right onto Ewenny Road. Continue straight and at Ewenny roundabout, take the second exit. Take the first left after the roundabout into Priory and continue to the T junction. Turn right at the junction and the property can be found on the right hand side as indicated by our For Sale board.

Tenure

Freehold

Services

All mains
Council Tax Band F
EPC Rating

Viewing strictly by
appointment through
Herbert R Thomas

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AWAITING EPC

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



