

**hrt**  
herbert r thomas

5 Laurel Court  
Waterton, Bridgend,

CF31 3YX

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## 5 Laurel Court

Asking price **£450,000**

A stylish four bedroom detached townhouse style property situated in a convenient location with great commuter access.

Stylish four-bedroom executive townhouse arranged over three floors

Exclusive development of just eight individually built homes

Stunning open-plan kitchen/diner with breakfast bar and French doors to garden

Two luxurious en suite bedrooms, including a superb top-floor principal suite

Spacious and modern accommodation ideal for professionals

Quiet tucked-away lane location between Coychurch and Treoes

Excellent commuter links with major road networks minutes away

No ongoing chain





Located within an exclusive cluster of just eight individually built homes, this impressive four-bedroom executive townhouse was constructed at the end of 2018 and has had only one owner from new. Tucked away down a quiet lane, the property enjoys a peaceful setting while remaining conveniently positioned between the sought-after villages of Coychurch and Treoes, and just a short distance from Bridgend Town Centre. Ideal for commuters, the property benefits from excellent access to major link roads within minutes, while local amenities including Starbucks and Nuffield Health Fitness & Wellbeing Gym are located conveniently at the end of the road. The home offers spacious and modern accommodation arranged over three floors, featuring fantastic open-plan ground floor living ideal for entertaining. The property boasts four bedrooms, including two with en-suite facilities, with the impressive principal bedroom occupying the entire top floor. Stylishly presented throughout, this contemporary home offers flexible living perfectly suited to young professionals seeking a modern property in a convenient yet tucked-away location. The property is offered for sale with no ongoing chain.

**Ground Floor** The property is entered via a composite front door opening into a fantastic and welcoming entrance hallway. The hallway features tiled flooring which continues throughout the whole of the ground floor, creating a seamless and modern feel. Stairs rise to the first floor and there is an open area beneath the stairs, along with doors leading to the downstairs cloakroom, lounge and the kitchen/diner. The lounge is a spacious and comfortable reception room with a window to the front allowing plenty of natural light. Double doors open through to the dining area, creating a wonderful open-plan feel while still allowing the space to be separated if desired. The open-plan kitchen/diner is beautifully fitted with a range of base, wall and drawer units in a high gloss finish. Integrated appliances include a dishwasher, fridge/freezer and washer/dryer, along with a cupboard concealing the wall-mounted Baxi combi boiler. Wooden work surfaces incorporate a ceramic sink unit by the rear window, while a Neff electric oven and induction hob sit beneath an extractor fan. A stylish breakfast bar comfortably seats four people and provides a perfect space for informal dining. French doors open out to the rear garden, making this a fantastic area for both everyday living and entertaining. The downstairs cloakroom comprises a WC and vanity unit with wash hand basin, laminate flooring, heated chrome towel rail and extractor fan, along with a window to the front.

**First Floor** The landing, along with the stairs, is fitted with carpet and features a window to the side providing natural light. Doors lead to three bedrooms, the family bathroom and a useful storage cupboard. There is a double bedroom with en suite positioned to the rear of the property which enjoys views over the garden and benefits from built-in double cupboards and fitted carpet. A doorway leads through to the ensuite shower room. The en suite features tiled flooring, a shower cubicle with thermostatic shower, partially tiled walls, pedestal wash hand basin with tiled splash back, WC, electric shaver point and heated chrome towel rail. Bedroom two is another fantastic double bedroom with a feature full-length window to the front allowing plenty of natural light. The room is currently utilised as a home office and is finished with fitted carpet. Bedroom four is the smaller of the bedrooms and is currently used as a dressing room. It has a window overlooking the rear garden, fitted carpet and offers space suitable for a single bed if required. The family bathroom is positioned to the front of the property and features a window with obscure glazing. The suite comprises a panelled bath, pedestal wash hand basin and WC. The floor is tiled and the walls are partially tiled, complemented by a heated chrome towel rail.

**Second Floor** Stairs rise to the top floor, which is carpeted and leads to a small landing area with a door to the main bedroom and an additional door to a handy

storage cupboard. The main bedroom occupies the entire top floor and is a fantastic, spacious room with a pitched ceiling and two Velux windows allowing plenty of natural light. There is ample space for a super king-size bed and additional furniture, along with useful eaves storage. A door leads through to the ensuite shower room. The ensuite is stylishly appointed with tiled flooring and a pitched ceiling featuring a circular sun tube window. It includes a bespoke shower cubicle with thermostatic shower, vanity unit with inset wash hand basin and tiled splash back, WC and a heated chrome towel rail.

**Outside** The property is approached via an interlocking brick driveway providing off-road parking for two vehicles. To the rear is an enclosed garden with wooden gates on both sides allowing convenient access. A patio area extends directly from the house, ideal for outdoor dining and entertaining. The garden is mainly laid to lawn with an additional patio seating area to the rear, perfect for a cosy seating space, along with decorative chippings and wooden fencing surrounding the boundaries.





## Tenure

Freehold

## Services

All mains services  
Council Tax Band F  
EPC Rating B

## Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

## Directions

From Junction 35 of the M4 Motorway, travel South along the dual carriageway signposted Bridgend, proceed over the first roundabout (Mercedes garage) and proceed along the dual carriageway. At the next roundabout take the first exit onto Brocastle Avenue, follow the road to the next roundabout and turn back on yourself. Before reaching the traffic lights, take the left hand turning and immediately turn left onto Waterton Lane. Continue to the end of the lane

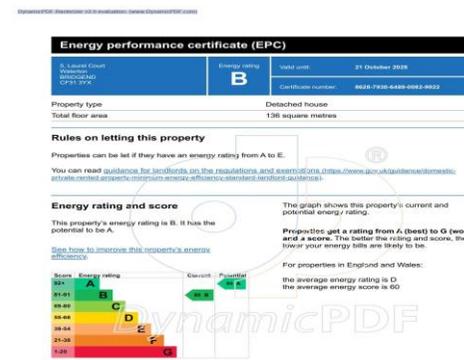
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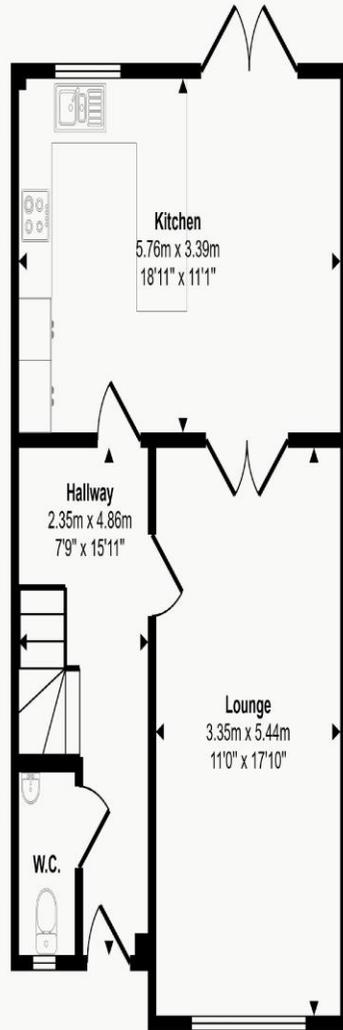
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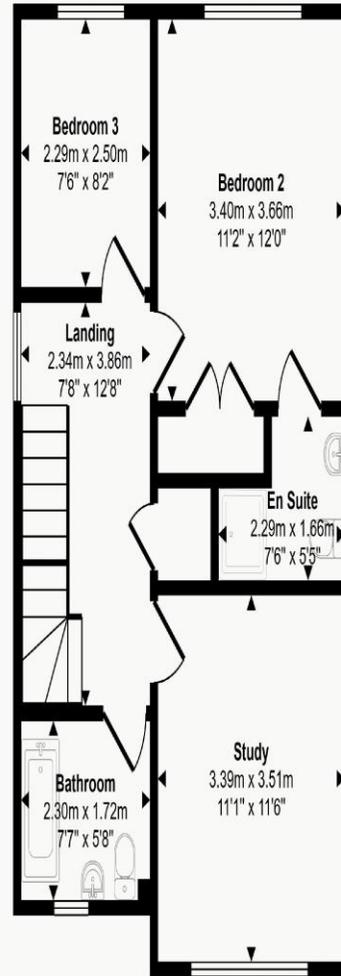
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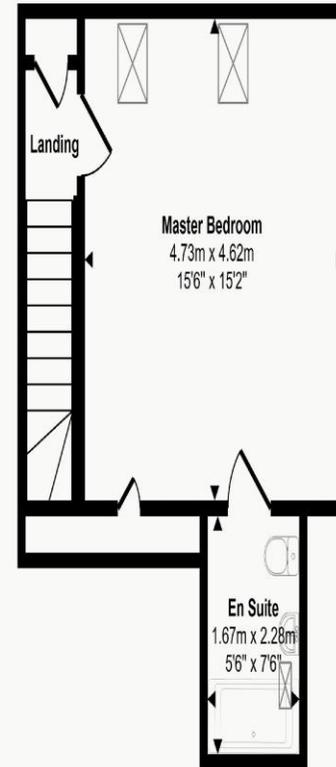
Approx Gross Internal Area  
134 sq m / 1447 sq ft



Ground Floor  
Approx 51 sq m / 544 sq ft



First Floor  
Approx 51 sq m / 553 sq ft



Second Floor  
Approx 33 sq m / 350 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

