



5 Careg Llwyd, Bridgend – CF31 5EH
Bridgend

£395,000

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Discover your perfect family home with this stunning 4-bedroom detached house, beautifully designed to combine spacious living with modern comfort. Boasting two well-appointed bathrooms and a generous reception room, this property offers ample space for both relaxation and entertaining. The bright, airy interiors are enhanced by large windows that flood the rooms with natural light, creating a warm and inviting atmosphere throughout. The thoughtfully laid-out kitchen and dining area provide a seamless flow for everyday living and social gatherings. Outside, the property benefits from a private garden, perfect for outdoor activities and enjoying sunny days. Situated in a desirable neighbourhood, this home offers convenient access to local amenities, excellent schools, and transport links, making it an ideal choice for families seeking both tranquility and accessibility. With its excellent condition, tasteful finishes, and versatile living spaces, this detached house presents a rare opportunity to own a stylish and comfortable residence designed to meet the needs of modern family life. Don't miss the chance to make this exceptional property your new home.

- Immaculately presented four bedroom detached house
- Two reception rooms
- Kitchen and sun room
- Downstairs WC, first floor family bathroom and en suite
- Enclosed rear garden
- Driveway parking and garage





Entrance

Via PVCu composite front door into the entrance hall.

Entrance Hall

Artexed and coved ceiling, papered walls, vinyl flooring, radiator and carpeted stairs leading to the first floor. Doors leading off.

Reception 1 / Lounge

16' 5" x 10' 11" (5.00m x 3.34m)

Artexed and coved ceiling, emulsioned walls, fitted carpet, radiator, PVCu double glazed bay window to the front of the property and double doors leading into the dining room. Feature fire surround housing an electric fire.

Reception 2 / Dining Room

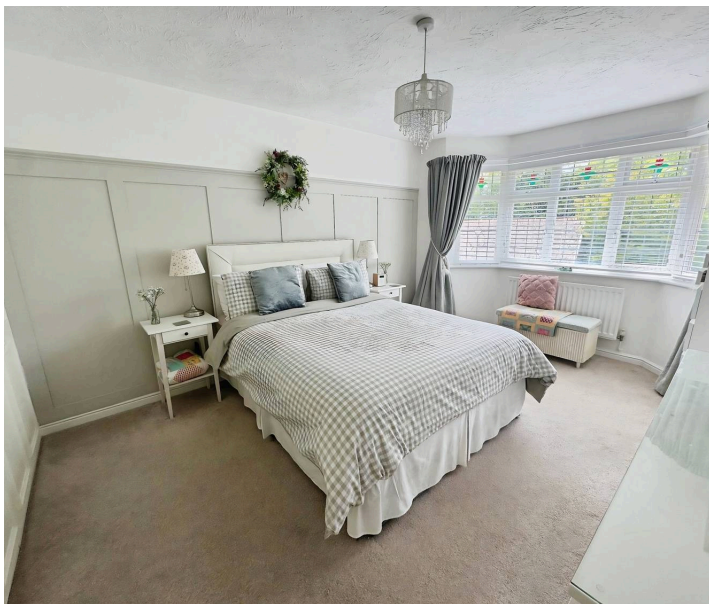
9' 6" x 9' 10" (2.90m x 3.00m)

Artexed and coved ceiling, emulsioned walls, fitted carpet, radiator and opening into the kitchen and the sun room.

Sun room

6' 9" x 7' 1" (2.05m x 2.15m)

Laminate flooring, PVCu double glazed surrounding windows with PVCu door leading out to the rear garden.



Kitchen

9' 6" x 15' 5" (2.90m x 4.71m)

Artexed ceiling, emulsioned walls, vinyl flooring, PVCu double glazed window to the rear of the property and radiator. A range of base and wall units with complementary work surface housing a stainless steel one and half bowl sink drainer. Integrated oven and grill, gas hob and extractor above. Integrated fridge/freezer and opening into the utility room. Space for table and chairs.

Utility

4' 9" x 5' 8" (1.46m x 1.72m)

Wall mounted boiler, artexed ceiling, part emulsioned / part tiled walls, vinyl flooring and PVCu door leading out to the side of the property. Plumbing for automatic washing machine and tumble dryer.

WC

5' 5" x 4' 11" (1.65m x 1.49m)

Located under the staircase and finished with artexed ceiling, emulsioned walls, vinyl flooring and storage cupboard. Two piece suite comprising low level WC and pedestal wash hand basin.

Landing

Artexed ceiling with loft access, emulsioned walls, fitted carpet and radiator. Airing cupboard housing the hot water tank and five doors leading off.

Bedroom 1

14' 7" x 10' 10" (4.44m x 3.31m)

Measurements are from the wardrobes to the bay window. Artexed ceiling, part emulsioned / part panelled walls, fitted carpet and PVCu double glazed bay window to the front of the property. Built in wardrobes and door leading to the en suite.

En-Suite

6' 4" x 4' 3" (1.94m x 1.30m)

Emulsioned ceiling, part emulsioned / part papered walls, vinyl flooring, PVCu double glazed window with obscured glass overlooking the front of the property and radiator. Three piece suite comprising built in shower cubicle, low level WC and pedestal wash hand basin.

Bedroom 2

14' 1" x 8' 8" (4.28m x 2.63m)

Artexed ceiling, emulsioned walls, fitted carpet, radiator, PVCu double glazed window overlooking the front of the property and built in wardrobes.

Bedroom 3

9' 9" x 10' 10" (2.97m x 3.31m)

Artexed ceiling, emulsioned walls, fitted carpet, radiator and PVCu double glazed window overlooking the rear of the property.

Bedroom 4

8' 6" x 8' 5" (2.58m x 2.56m)

Artexed ceiling, emulsioned walls, fitted carpet, radiator and PVCu double glazed window to the rear of the property.

Family bathroom

6' 5" x 6' 7" (1.96m x 2.01m)

Artexed ceiling, part emulsioned / part tiled walls, vinyl flooring, radiator and PVCu double glazed obscured window to the rear of the property. Three piece suite comprising panelled bath, low level WC and pedestal wash hand basin.

Outside

Driveway to the front of the property with parking for up to two vehicles leading to the garage and garden laid to lawn. The rear garden is enclosed with an area laid to Cotswold slabs directly outside the sun room, the remainder of the garden is laid to lawn and bound by matures shrubs and plants.







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