

13 Lllys Castell Newydd
Bridgend
CF31 4PD

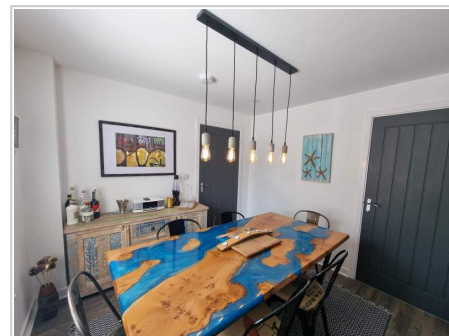
£360,000



- BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED
- LOUNGE, KITCHEN/DINER, UTILITY ROOM, SPACIOUS CLOAKROOM AND DINING ROOM TO THE GROUND FLOOR
- PRIMARY WITH EN SUITE AND THREE FURTHER BEDROOMS AND BATHROOM TO THE FIRST FLOOR
- SINGLE GARAGE WITH POWER AND LIGHT
- NESTLED IN A QUIET CUL DE SAC WITH A PRIVATE DRIVE ACCESS
- 360 TOUR A MUST TO VIEW
- LARGER THAN AVERAGE GARDEN WHICH IS A MUST TO VIEW TO APPRECIATE
- CLOSE TO BRIDGEND TOWN AND EXCELLENT M4 ACCESS

7 YEARS REMAINING ON THE NHBC OF THIS LOVELY PERSIMMON BUILT HOME

Viewing Instructions Strictly By Appointment Only 01656750764



General Description

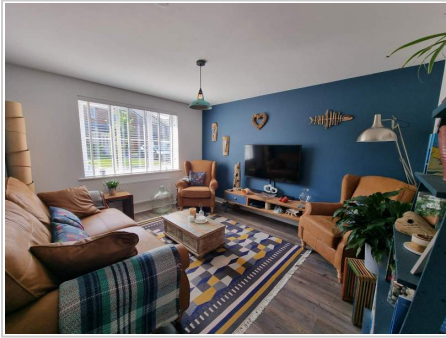
"FOUR BEDROOM DETACHED WITH 360 TOUR" Daniel Matthew are pleased to present this beautiful family home, located on the Persimmon Lllys Ystrad development with a short distance to local shops, amenities and excellent commuter access via the M4 and Rail links. As you enter the house the hallway leads you to the Lounge, Dining Room, Kitchen diner, Utility room and generous cloak room. To the first floor the primary bedroom with access to the en-suite, Three further bedrooms and family bathroom. Outside a generous and loved enclosed garden to the rear, laid to lawn and drive to the front, single garage with power and light. Nestled in a lovely cul de sac with 7 years remaining on the NHBC. This is a Must to View property with a full 360 tour which allows you to preview this immaculately presented home. To arrange a viewing please call on 01656750764 to arrange an appointment.

Accommodation



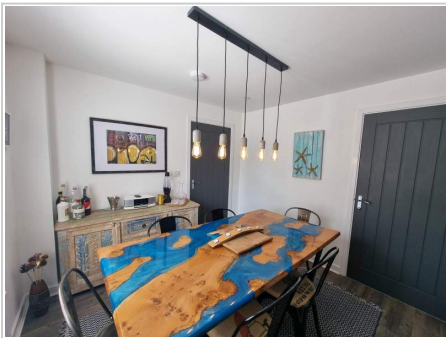
Entrance

Enter via main door into a spacious and light hallway, plain walls, plain ceiling, radiator, luxury vinyl tile flooring and access to ground floor rooms and staircase.



Lounge

UPVC double glazed window to front aspect, plain walls, plain ceiling, radiator and luxury vinyl tile flooring.



Dining Room

UPVC double glazed window to front aspect, plain walls, plain ceiling, under stairs storage cupboard, included sprinkler management point, luxury vinyl tile flooring and radiator.



Kitchen/ Diner

Rear UPVC window and french doors provide natural light and offer access to the outdoor space, enhancing the overall sense of openness. Modern kitchen with a range of wall and base units with complimentary worktops, an upgraded new neff 5 ring gas hob, new neff extractor, new black 1 and half bowl composite sink with matching tap, integrated dish washer and integrated fridge/freezer, plain and upstand walls, plain ceiling, radiator, luxury vinyl tile flooring, breakfast bar area, bespoke storage to the rear wall. This Lovely room is designed to create a welcoming and functional environment, ideal for cooking, dining, and relaxation.



Utility Room

Rear door access to the garden with Utility area with base unit including an integral washer/dryer and complimentary worktops and useful wall storage shelves, space for a tumble dryer, wall mounted boiler, plain walls, plain ceiling, wall mounted gas combi boiler, luxury vinyl tile flooring and door access to the WC.



Cloakroom/w.c

Larger than average cloakroom and was designed to be large enough for a shower to be added, there is a low level wc, pedestal wash hand basin, radiator, plain walls, plain ceiling and luxury vinyl tile flooring compliment this spacious cloakroom.



Landing

Spacious landing with plain walls, plain ceiling, carpet flooring, storage cupboards, attic hatch and access to first floor rooms,



Bedroom One

UPVC double glazed window to rear aspect, plain walls, plain ceiling, access to the ensuite, radiator and carpet flooring.



En Suite

This modern ensuite features a spacious shower enclosure with sleek glass doors and contemporary wall tiling, creating a stylish and functional space. The well-designed layout includes a low level wc, pedestal wash hand basin and radiator. There are plain and part tile walls, plain ceiling and vinyl flooring complements the overall aesthetic, providing a cohesive look throughout the room. Ample wall space allows for personalisation to suit individual tastes.



Bedroom Two

UPVC double glazed window to front aspect, plain walls, plain ceiling, radiator and carpet flooring.



Bedroom Three

UPVC double glazed window to rear aspect, plain walls, plain ceiling, radiator and carpet flooring.



Bedroom Four

UPVC double glazed window to rear aspect, plain walls, plain ceiling, radiator and carpet flooring, fitted storage to remain.



Bathroom

Three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower tap, radiator, vinyl flooring, plain ceiling, plain walls and tile splash back.



Outside

FRONT- Laid to lawn, bushes and foliage and parking to the side and front of the property.

REAR- Generous beautiful garden with fence boundary, side gate access from the drive, laid to patio seating area, deck area which has a space for hot tub, steps to the bottom tier and perfect for people with green fingers with beds for growing plants. There is an established vegetable area, range of beautiful trees and foliage. Greenhouse to remain. This really is a must view garden to appreciate the love and time that has been given to this landscaped garden.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: B84

Tenure

We are informed that the tenure is Freehold

Length of lease: .

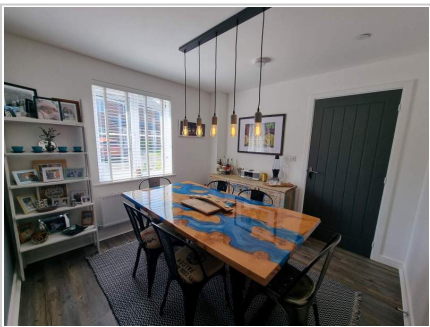
Ground Rent

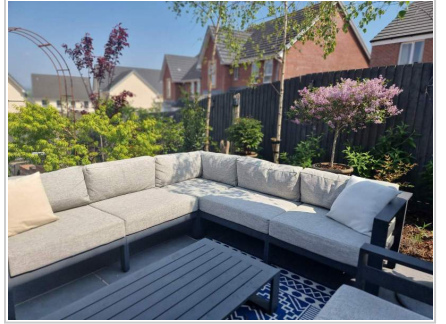
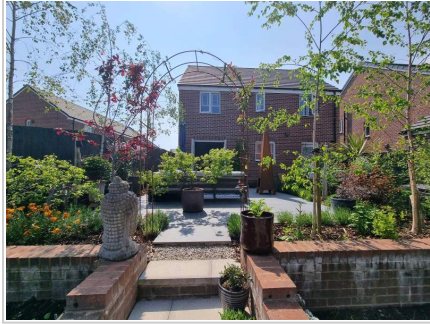
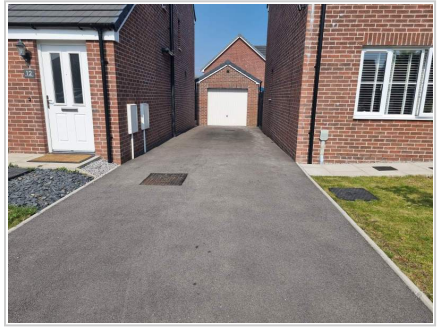
Service Charge

Council Tax

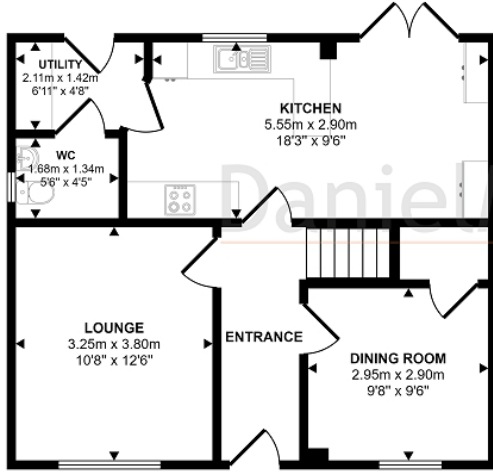
Band Not Specified

Deposit: £0.00

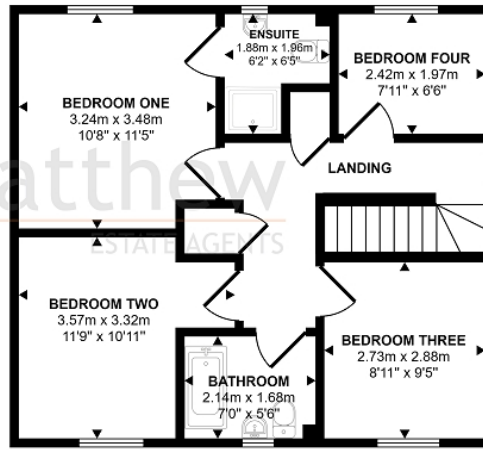




Approx Gross Internal Area
108 sq m / 1164 sq ft



Ground Floor
Approx 54 sq m / 580 sq ft



First Floor
Approx 54 sq m / 585 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.

Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.