



2, Preswylfa Court  
Bridgend, CF31 3NX

Watts  
& Morgan



## 2, Preswylfa Court

Bridgend CF31 3NX

**£525,000 Freehold**

4 Bedrooms | 3 Bathrooms | 5 Reception Rooms

\*\*\*\*GUIDE PRICE £525,000 - £550,000 \*\*\*\*

An impressive four/five bedroom detached Grade II Listed property situated in the sought after Preswylfa Court overlooking the green on the south side of Bridgend. Located within walking distance of Newbridge Fields, Bridgend Town Centre and offering great commuter access via Junction 36 of the M4. Being sold with no onward chain. Spacious accommodation comprises of entrance hall, lounge, kitchen/breakfast room, dining room, sitting room, conservatory, shower room, utility and gym/fifth downstairs bedroom. First floor landing, main bedroom with ensuite shower room, three further generous double bedrooms and a family bathroom. Externally enjoying a private driveway with off-road parking for numerous vehicles, a single garage, courtyard and an enclosed rear garden. Chain Free. EPC Rating "D"

### Directions

\* Bridgend - 1.2 Miles \* Cardiff - 21.0 Miles \* J36 of the M4 - 3.0 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a solid wood door into the entrance porch with tiled flooring and steps lead up to the hallway. The main hallway benefits from carpeted flooring, staircase to the first floor and all doors lead off.

The living room is a superb size main reception room with laminate flooring, double glazed windows to both and front and rear aspects and an open fireplace with wood burner fitted with an oak mantle and slate hearth.

The dining room is a great size second reception room with high ceilings, laminate flooring, double glazed windows to the front and patio doors opening out onto a rear courtyard area. There is a second open chimney with wood burner fitted on a slate hearth.

The downstairs shower room is fitted with a 3-piece suite comprising of a corner shower cubicle, WC and wash-hand basin with tiled flooring, double glazed window to the front and built-in shelving. The sitting room is a versatile room accessed off the hallway with laminate flooring and double glazed window to the rear.

The kitchen/breakfast room has been fitted with a range of coordinating wall and base units with complementary work surfaces over. There is a fitted breakfast bar area with space for high stools. A door provides access into the conservatory and a door out to the outer hallway. The kitchen benefits from recessed spotlighting, tiled flooring and tiled splashbacks. Appliances to remain include the 4-ring gas hob with eye-level oven and grill, integrated extractor fan and integrated dishwasher. There is space for a freestanding fridge freezer. The conservatory/dining room benefits from tiled flooring, Double glazed windows overlooking the garden and double doors opening out. There is an exposed brick wall and ample space for dining furniture.

From the kitchen leads out to the outer hallway with partly glazed door to the rear garden and double doors opening out into the inner courtyard.

The utility is fitted with base units with work surfaces. There is space and plumbing for multiple appliances and also benefits from a stainless steel sink with drainer and double glazed window to the front. To the rear currently used as a home gym is a versatile fifth reception room or downstairs bedroom with laminate floors and double glazed window to the side.

The first floor landing offers carpeted flooring, access to the loft hatch with pull down ladder and is boarded. There is a built-in airing cupboard.

Bedroom one is a generous main bedroom with double glazed windows to both and front rear aspects and laminate flooring. Leads into an ensuite shower room which has been fitted with a 3-piece suite comprising of a shower enclosure, WC and a wash-hand basin. Bedroom two is a second double bedroom with a carpeted flooring, with double glazed windows to the front and side and a dressing area.

The family bathroom is fitted with a 4-piece white suite comprising of a bath with overhead shower and glass screen, WC, bidet, wash-hand basin with laminate flooring, tiling to the walls and double glazed window to the side. Bedroom three is a third double bedroom with carpeted flooring and a double glazed window to the rear. The fourth double bedroom offers built in wardrobes and storage with carpeted flooring and double glazed window to the rear.

### GARDENS AND GROUNDS

Approached off Preswylfa Court No.2 benefits from a driveway to the front with off-road parking for numerous vehicles, solid gates open out into an inner courtyard area with block paving idea for further enclosed parking or space for outdoor furniture. Leads to a single garage with double doors, power supply and houses the gas boiler. To the rear of the property is an enclosed lawned garden surrounded by an abundance of woodland and mature shrubs with a raised patio area ideal for outdoor furniture.

### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "D". Council Tax Band "G".  
A Grade II Listed Building.  
Estate Maintenance Fees apply.



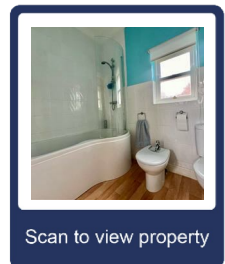


Main area: Approx. 199.5 sq. metres (2147.1 sq. feet)  
Plus garages, approx. 14.7 sq. metres (157.8 sq. feet)

All measurements are approximate, and for display purposes only.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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