



9, Highland Court
Bridgend, CF32 9US

Watts
& Morgan



9, Highland Court

Bryncethin, Bridgend CF32 9US

£280,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A spacious three bedroom detached property with a generous landscaped garden in an elevated position with wonderful views over the playing fields and beyond. Situated in a quiet cul-de-sac in Bryncethin. Conveniently located with access to local schools, shops, amenities and just a short drive from Junction 36 of the M4 and Bridgend Town Centre. Accommodation comprises of porch, entrance hall, open plan lounge/dining room, kitchen, sun room and WC. First floor landing, two double bedrooms, one single room and family bathroom. Externally offering a private drive to the front with off-road parking for numerous vehicles and landscaped front and rear gardens, generous rear plot with wonderful elevated views.

Directions

* Bridgend - 4.0 Miles * Cardiff - 24.0 Miles * J36 of the M4 -1.5 Miles

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC door into the entrance porch with windows overlooking the front and side and tiled flooring. Internal door leads into the hallway benefiting from carpeted flooring, window to the side, staircase rising to the first floor and ample space for understairs storage. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and wash-hand basin. The open plan lounge/dining room benefits from carpeted flooring, windows overlooking the front garden, central feature gas fireplace and ample space for both lounge and dining furniture. Sliding doors to the rear opening out to the rear garden and access into the kitchen. The open plan kitchen leads into the extended sun room and has been fitted with a range of coordinating wall and base units with complementary work surfaces over with tiled flooring and tiled splashbacks. Integrated appliances include 4-ring gas hob with oven, grill and extractor fan over. Space is provided for freestanding fridge freezer and washing machine. The sun room has tiled flooring, recessed spotlighting, Velux skylight window and floor to ceiling windows overlooking the rear garden with wonderful views over the playing fields and beyond. Sliding doors to the side lead into the rear garden.

The first floor landing offers carpeted flooring and access to the loft hatch, there is a built-in airing cupboard and all doors lead off to the bedrooms.

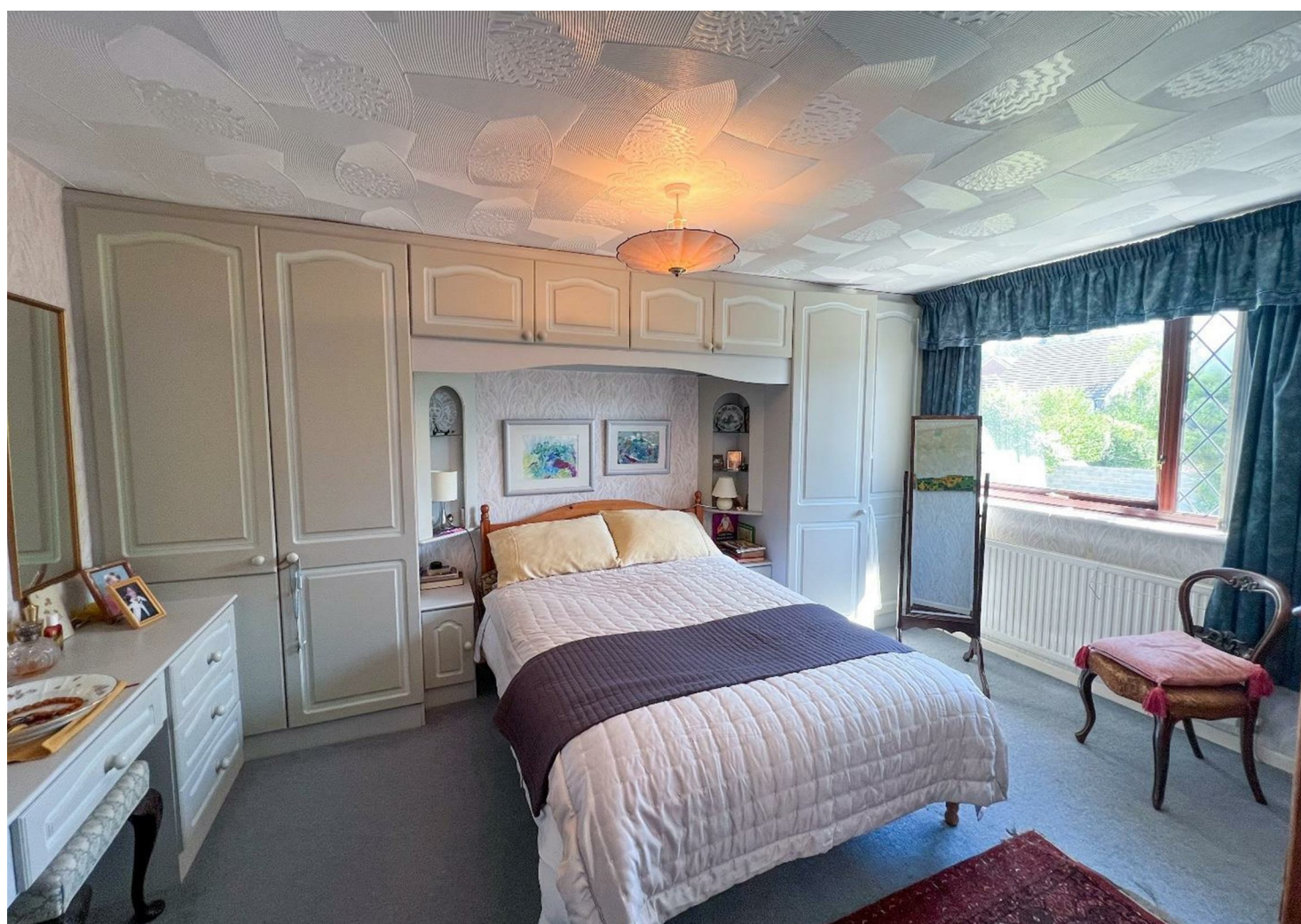
Bedroom one is a double bedroom with built-in wardrobes, dressing table and storage, carpeted flooring and windows overlooking the front. Bedroom two is second double bedroom with carpeted flooring, built-in wardrobes with mirror sliding doors and window to the rear overlooking the rear garden and wonderful views. Bedroom three is a comfortable single room with carpeted flooring and windows to the front. The bathroom is fitted with a 3-piece suite comprising of a panelled bath with an overhead shower, WC and wash-hand basin with vinyl flooring and window to the rear.

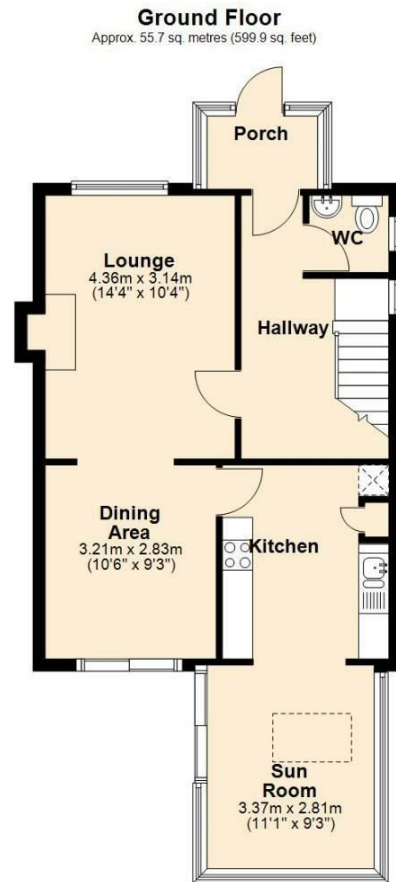
GARDENS AND GROUNDS

Approached off the quiet cul-de-sac of Highland Court No.9 benefits from a spacious driveway to the front with off-road parking for numerous vehicles and access around to the rear garden. The front garden is predominantly laid to lawn with an abundance of tall trees and shrubs. To the rear is a beautifully landscaped garden in an elevated position with wonderful views over the playing fields and beyond. The garden is predominantly laid to lawn with an abundance of colourful shrubs and flower borders. There is a decked area with a timber framed pergola perfect for outdoor furniture and steps lead down to a further timber decked section with woodland behind. There is an outdoor storage shed to remain.

ADDITIONAL INFORMATION

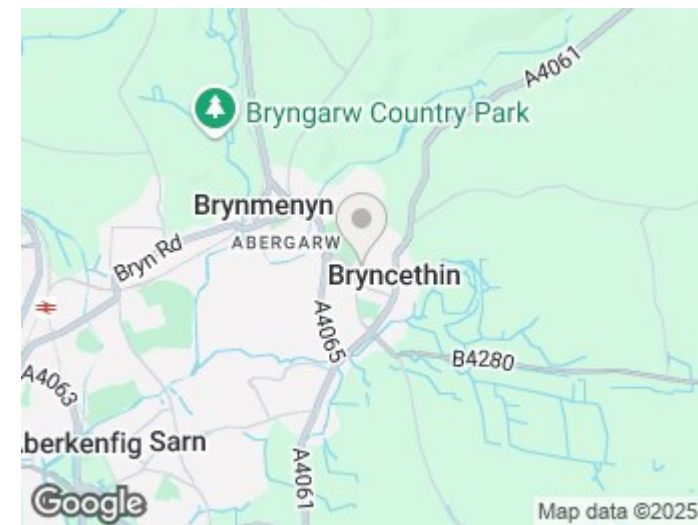
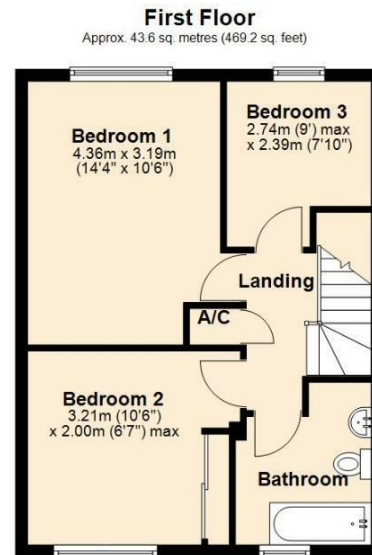
Freehold. All mains services connected. EPC Rating "B". Council Tax Band "D". Solar Panels fully owned to remain.



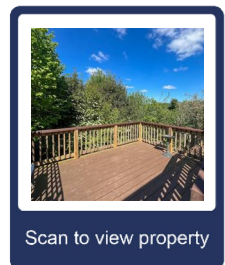


Total area: approx. 99.3 sq. metres (1069.1 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B	83	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Scan to view property

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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