



Primrose House, 6 Laurel Court  
Bridgend, CF31 3YX

Watts  
& Morgan



# Primrose House, 6 Laurel Court

Waterton, Bridgend CF31 3YX

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**£650,000 Freehold**

**4 Bedrooms | 3 Bathrooms | 3 Reception Rooms**

An impressive individually designed 4 double bedroom home situated within an exclusive development just off Waterton Lane. The property has been designed with high end quality fixtures and fittings with underfloor heating serving the ground floor. Located in a quiet and picturesque location in a small exclusive development of 8 contemporary executive homes. Located conveniently just a short drive from Bridgend Town Centre and Junction 35 of the M4 with access to nearby heritage coastline of Ogmere-by-Sea and Cowbridge.

Accommodation briefly comprises; grand entrance hallway, lounge, dining room, study, boot room, cloakroom, open-plan kitchen/breakfast/living room and utility. First floor galleried landing; principle bedroom with en-suite shower room, second room with en-suite shower room, 2 further double bedrooms and a family bathroom. Externally offering a gated driveway with off-road parking for up to 5 vehicles, detached double garage and landscaped front and rear gardens with bespoke summer house.

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## Directions

Bridgend - 3.0 Miles Cardiff - 19.0 Miles J35 of the M4 - 3.0 Miles

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# Summary of Accommodation

## ABOUT THE PROPERTY

Entered through a composite front door with adjacent glazed panel into the grand entrance hallway with vaulted ceiling, inset spotlights, pendant lighting and a galleried landing over-looking. The entrance hallway benefits from porcelain tiled flooring, bespoke walnut quarter-turn staircase leading up to the first floor landing and all internal veneered walnut doors lead off. The boot room houses the hot water cylinder, continuation of tiled flooring, spotlighting and ample space for storage. The ground floor cloakroom has been fitted with a 2-piece contemporary suite comprising; a WC and a wash hand basin with a monobloc tap with continuation of porcelain tiled flooring and tiling to the walls with an extractor fan fitted. The study is a great sized reception room with double glazed French doors opening out to the front, inset ceiling spotlighting and continuation of tiled flooring. This room benefits from both telephone and internet points. The dining room benefits from French doors opening out to the front with a triple glazed window to the side, continuation of porcelain tiled flooring and veneered walnut internal door. The main living room is a generous family room with double glazed French doors and a full length window to the front. There is feature recessed fireplace with a marble hearth and wood surround. The living room benefits from carpeted flooring and ample space for freestanding furniture. To the rear is the wonderful open plan kitchen/breakfast/living room. This open-plan room benefits from triple glazed bi-folding doors and a second set of French doors both opening out onto the landscaped rear garden with a double glazed window to the rear. The kitchen has been fitted with a contemporary range of two-tone coordinating wall and base units with a central feature island with space for high stools benefitting from quartz work tops and upstands. Integrated appliances include; 5-ring induction hob with inset ceiling extractor hood, fan assisted oven, conventional electric oven/microwave, full height fridge and freezer and dishwasher. There is a Belfast style stainless steel sink with a monobloc tap. The kitchen/breakfast/living room benefits from continuation of porcelain tiled flooring with a galleried landing and vaulted ceiling over-looking. There is ample space for both lounge and dining furniture. Leading into the utility room. The utility room has been fitted with a triple glazed door to the rear and a window to the side. The utility has wall and base units coordinating with the kitchen and continuation of quartz worktops with upstands. There is a Belfast style stainless steel sink with unit and monobloc tap, integrated microwave, washing machine and tumble dryer. The utility has continuation of tiled flooring, drinks cooler, inset spotlighting and a corner unit housing the gas boiler.

The first floor galleried landing benefits from laminate flooring, a built-in airing cupboard and over-looks the hallway and the kitchen/breakfast/living room with a skylight window to the front and rear, vaulted ceiling and all internal doors lead off to the bedrooms. The principal bedroom is a superb sized main bedroom with two sets of fitted wardrobes, laminate flooring and 2 windows to the front leading into an en-suite shower room. The en-suite is fitted with a contemporary 3-piece suite comprising of a wall-hung wash hand basin with monobloc tap set within a vanity unit, WC and a double shower enclosure with a 'Rain Storm' shower and hair wash spray. The en-suite benefits from fully tiled walls and flooring and recessed spotlighting with a window to the side. Bedroom Two is a generous second bedroom with a window to the front, carpeted flooring and a built-in wardrobe. Leading into a second en-suite which is fitted with a 3-piece suite comprising of a wall-hung wash hand basin with monobloc tap set within vanity unit, WC and a shower enclosure with a 'Rain Storm' shower. The en-suite benefits from tiled flooring, partly tiled walls, spotlighting, chrome heated towel rail and a window to the side. Bedroom Three is a double bedroom with fitted wardrobes, carpeted flooring and 2 triple glazed windows to the rear. Bedroom Four is a four double bedroom with laminate flooring and 3 triple glazed windows to the rear. The family bathroom has been fitted with a contemporary 3-piece suite comprising; a freestanding double end bathtub with monobloc tap, a WC and a wash hand basin set within vanity unit. Benefits from tiled flooring, extractor fan and a triple glazed window to the side.

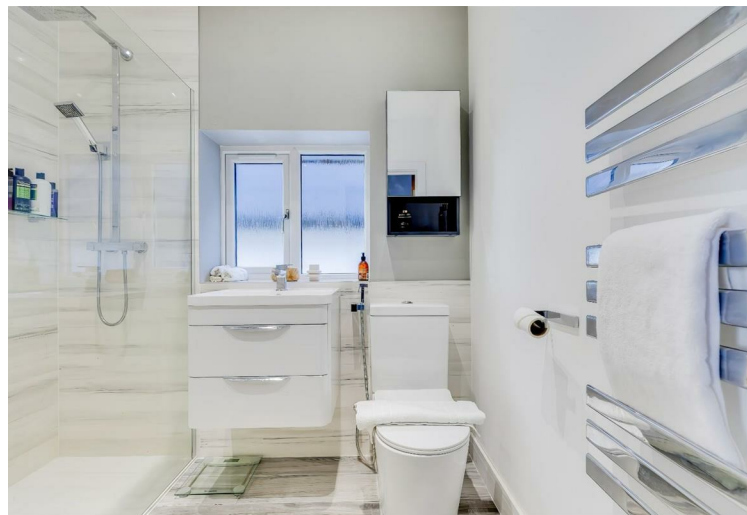
## GARDENS AND GROUNDS

Approached off Laurel Court, Primrose House benefits from a generous corner position. There is a private block paved driveway with off-road parking for approximately 5 cars with outdoor lighting to the front door and garage and block paved pathways with side access around to the rear garden. The detached double garage benefits from electric up and over folding door and a separate double glazed pedestrian door. There is access into loft space and electric and power supply. The front garden has been landscaped with lawn and the side is a block paved pathway with decorative stone laid with lights and access around to the rear garden. To the rear is a beautifully enclosed landscaped garden with a spacious tiled patio area. The remainder is laid lawn and decorative stone chippings. There is a bespoke remote control water feature, garden pond with illuminated fountains and decorative stone borders. There is a variety of mature shrubs and trees and external up and down lighters, power points and raised planting areas. There is a water tap and outdoor power sockets.

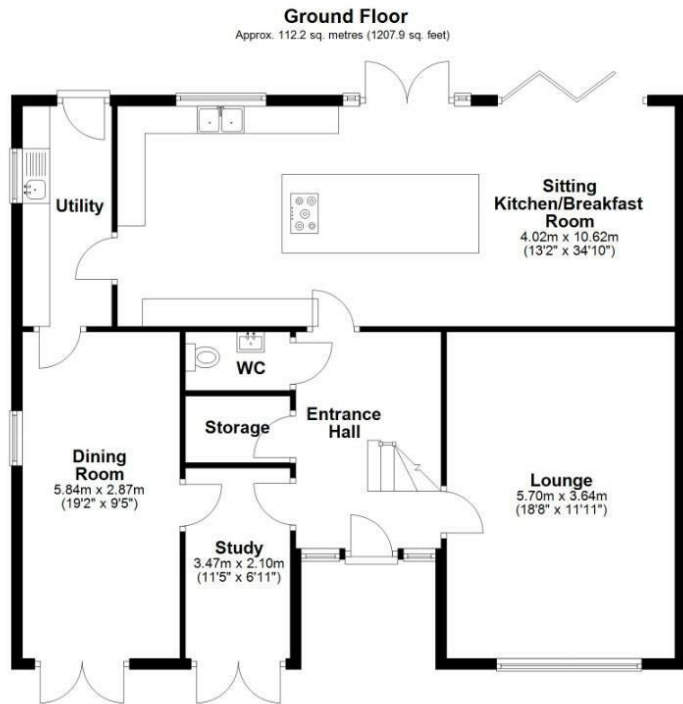
The bespoke built log cabin has French doors and windows to the garden, electric, lights and space for a hot tub.

## ADDITIONAL INFORMATION

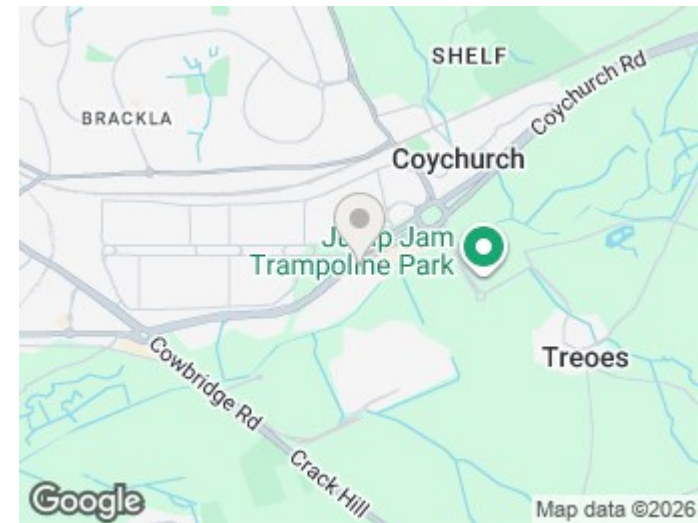
Freehold. All mains services connected. EPC Rating; 'B'. Council Tax is Band G. Waterton Management Company annual maintenance charge of £120 per annum.



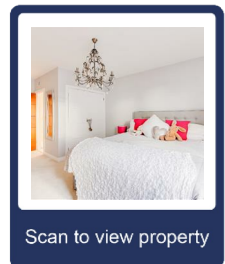




Total area: approx. 215.3 sq. metres (2317.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>	85	90
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</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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