



23, Celtic View
Bridgend, CF31 1YG

Watts
& Morgan



23, Celtic View

Bridgend CF31 1YG

£499,950 Freehold

5 Bedrooms | 3 Bathrooms | 2 Reception Rooms

A beautifully renovated five-bedroom detached home, ideally positioned in the highly sought-after area of Litchard, Bridgend. Enjoying a private outlook, this impressive property has been extensively upgraded by the current owners. Perfectly located within walking distance of local schools, shops, and everyday amenities, the property also offers excellent transport links, with Junction 36 of the M4 and Bridgend Town Centre just a short drive away. The spacious and versatile accommodation comprises entrance hall, a generous living room, open-plan kitchen/dining room, a ground-floor shower room, conservatory, and utility room. To the first floor, the principal bedroom with a dressing room and an en-suite bathroom, while four further well-proportioned bedrooms are served by a contemporary family shower room. Externally, the property boasts a private driveway providing off-road parking for multiple vehicles, a single garage, and beautifully landscaped gardens to both the front and rear.

Directions

* Bridgend Town Centre - 1.9 Miles * Cardiff City Centre - 20.8 Miles * J36 of the M4 - 1.0 Mile

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

The property is entered via a composite front door into a welcoming entrance hall featuring tiled flooring, a staircase rising to the first floor, and solid oak internal doors providing access to the principal rooms. Positioned to the front of the property, the spacious living room offers laminate flooring, recessed spotlights, a large bay window and an attractive feature fireplace. The ground floor shower room has been stylishly appointed with a contemporary three-piece suite comprising a shower enclosure, wash hand basin, and WC. Finished with fully tiled walls and flooring, a chrome heated towel rail, and a side-facing window. Occupying the rear of the property is the impressive open-plan kitchen/dining room, thoughtfully designed as the heart of the home. The kitchen is fitted with an extensive range of solid wood wall and base units complemented by granite work surfaces and a central island. Additional features include tiled flooring throughout, recessed spot lighting, and French doors opening onto the rear garden. There is ample space for a large dining table, making the room ideal for both family life and entertaining. Integrated appliances include a 'Miele' double oven, four-ring induction hob with extractor hood above, dishwasher, and three-quarter-height refrigerator. A door leads through to the utility room. The utility room continues with matching wall and base units, housing the gas boiler and providing space for freestanding appliances. Further benefits include tiled flooring, a rear-facing window, and a door leading to a covered side passage offering access to both the garden and garage. The conservatory is a superb additional reception space, with tiled flooring and ample room for lounge furniture.

To the first floor, the landing features fitted carpeting, loft access, and two useful built-in storage cupboards. The principal bedroom featuring fitted carpeting, front-facing windows, and a built-in storage cupboard leading through to a walk-in dressing room. The dressing room benefits from fitted wardrobes, additional storage, recessed spot lighting, carpeting, and a front-facing window. Beyond lies the beautifully appointed en-suite bathroom, fitted with a freestanding bath, WC, and wash hand basin set within a vanity unit. Finished with tiled flooring, spot lighting, and a side-facing window. Bedroom Two is a spacious double bedroom with built-in storage, fitted carpeting, and front-facing windows. Bedroom Three is another well-proportioned double bedroom, currently utilised as a home office, and benefits from fitted carpeting, a built-in storage cupboard, and rear-facing views. Bedroom Four offers laminate flooring, built-in storage, and a rear-facing window. Bedroom Five features fitted carpeting, a built-in storage cupboard, and a rear-facing window. The contemporary shower room, fitted with a modern three-piece suite comprising a large walk-in shower enclosure, WC, and wash hand basin set within a vanity unit. The room is finished with fully tiled walls and flooring, a chrome heated towel rail, and a rear-facing window.

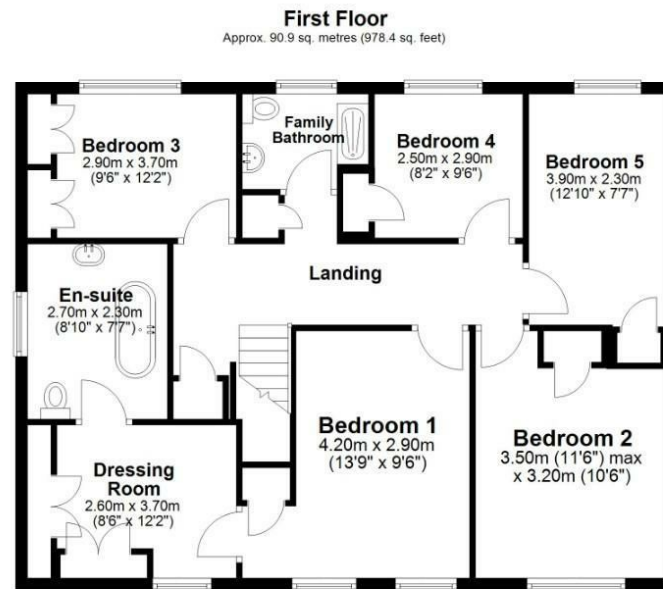
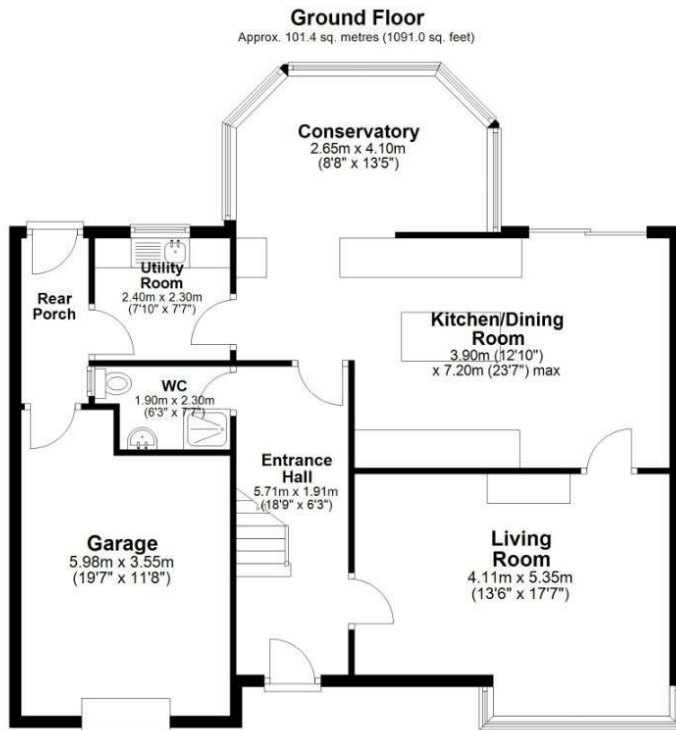
GARDENS AND GROUNDS

Occupying an elevated position on the sought-after Celtic View development, No. 23 enjoys far-reaching views across Bridgend and the surrounding area. To the front, the property benefits from a private block-paved driveway providing ample off-road parking for multiple vehicles and leading to the single garage. The garage is equipped with an electric up-and-over door and power supply. A paved seating area offers the perfect spot to relax and enjoy the impressive outlook, while a wrought-iron gate provides convenient access to the rear garden. The rear garden offers a generous and beautifully landscaped outdoor space. A spacious patio area provides an ideal setting for outdoor dining and entertaining, with steps leading to the main garden. Thoughtfully landscaped, the garden is well-stocked with a variety of mature shrubs, plants, and seasonal flowers, creating colour and interest throughout the year. A pathway extends to the upper section of the garden, where an outdoor storage shed is located, while the remaining area is predominantly laid to lawn.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'B'. Council Tax is Band 'F'. Solar panels to remain.



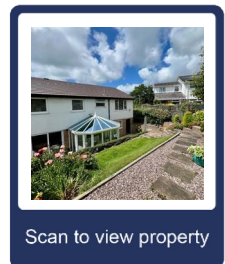


Total area: approx. 192.3 sq. metres (2069.4 sq. feet)



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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