



9, School House Close  
Bridgend, CF33 4HJ

Watts  
& Morgan



# 9, School House Close

North Cornelly, Bridgend CF33 4HJ

**£399,950 Freehold**

**6 Bedrooms | 2 Bathrooms | 2 Reception Rooms**

A beautifully presented six-bedroom detached townhouse, ideally situated in a popular and convenient location. The property is within a very short walking distance of the local village amenities and shops, while Bridgend Town Centre and Junction 37 of the M4 are just a short drive away.

The accommodation briefly comprises an entrance hallway, spacious open-plan living and dining room with access to the rear garden, downstairs WC, modern kitchen and separate utility room, along with an integral garage.

To the first floor are four generously sized double bedrooms, including a master bedroom with en-suite shower room, together with a family bathroom. The second floor provides two further well-proportioned rooms, both benefiting from Velux windows, offering versatile additional living or bedroom space.

Externally, the property benefits from a private driveway providing off-road parking for one vehicle, alongside a front garden laid mainly to lawn with two side gates providing access to the rear garden.

The attractive rear garden features two separate lawned areas, a patio and a decking area, providing an ideal space for outdoor dining and garden furniture.

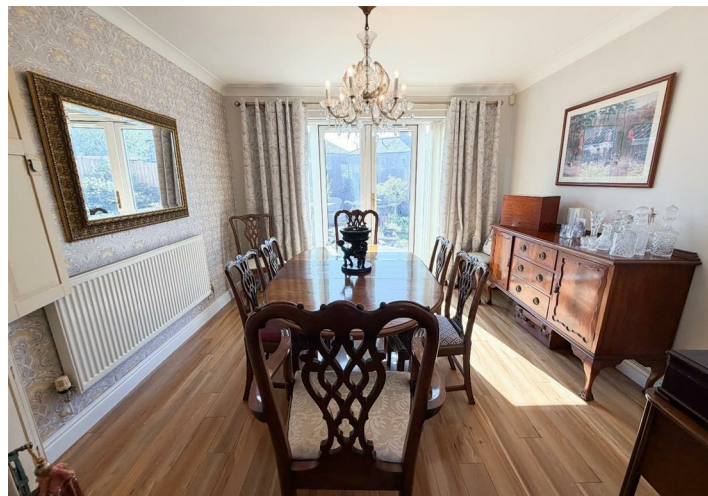
## Directions

\* Bridgend Town Centre - 6.4 Miles \* Cardiff City Centre - 27 Miles \* J37 of the M4 - 1.2 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a PVC door, the property opens into a spacious and welcoming entrance hallway, which features attractive wooden flooring, a front-facing window providing an abundance of natural light, and a carpeted staircase rising to the first floor. There is also ample space for furniture and useful storage.

The impressive open-plan living and dining room provides two beautifully appointed reception areas which flow seamlessly together, creating an ideal space for both everyday living and entertaining. The wooden flooring continues throughout, while a large front-facing window to the living room floods the space with natural light. To the dining area, elegant French doors with windows to either side provide direct access to the rear garden, further enhancing the bright, spacious and airy feel of this wonderful living space.

Accessed from both the dining area and entrance hallway, the stylish rear-facing kitchen has been thoughtfully fitted with a contemporary range of wall and base units, complemented by attractive work surfaces. Integrated appliances include a dishwasher and under-counter fridge. Wooden flooring continues through the kitchen, which benefits from both rear and side-facing windows, together with a PVC door providing convenient access to the rear garden.

The adjoining utility room continues the attractive wooden flooring and features a fitted work surface with inset sink, plumbing and space for two under-counter appliances, along with ample room for a large fridge freezer.

The beautifully presented ground-floor WC features tiled flooring and comprises a WC and wash hand basin, complemented by a front-facing window.

To the first floor, the carpeted landing provides access to four generously proportioned double bedrooms, the master bedroom benefitting from a private en-suite shower room, together with the family bathroom and staircase rising to the second floor. The landing also offers a useful storage cupboard and airing cupboard.

The impressive master bedroom suite provides a spacious retreat, enjoying a front-facing window, carpeted flooring and freestanding wardrobes, offering ample storage. The accompanying en-suite shower room is finished with vinyl flooring and a modern three-piece suite comprising a corner shower enclosure, wash hand basin and WC. A front-facing window allows natural light to fill the space.

Bedroom Two is a particularly well-proportioned double room, positioned to the rear of the property, which features carpeted flooring and enjoys a pleasant outlook through the rear-facing window.

The third bedroom is a lovely sized bedroom and benefits from a front-facing window, allowing plenty of natural light, together with carpeted flooring.

Bedroom Four is another spacious carpeted double bedroom, enjoying a rear-facing position and outlook.

Completing the first floor is the stylish family bathroom, which is fitted with vinyl flooring and benefits from a rear-facing window. The room is equipped with a three-piece suite comprising a bath with shower over, wash hand basin and WC, providing a practical and well-appointed family bathroom.

On the second floor, a spacious landing provides access to two well-proportioned bedrooms.

Bedroom Five is an impressive and generously sized room, featuring carpeted flooring and four Velux windows, which flood the space with natural light and create a bright and airy atmosphere.

Bedroom Six also benefits from carpeted flooring, a Velux window and useful storage within the eaves.

### GARDEN AND GROUNDS

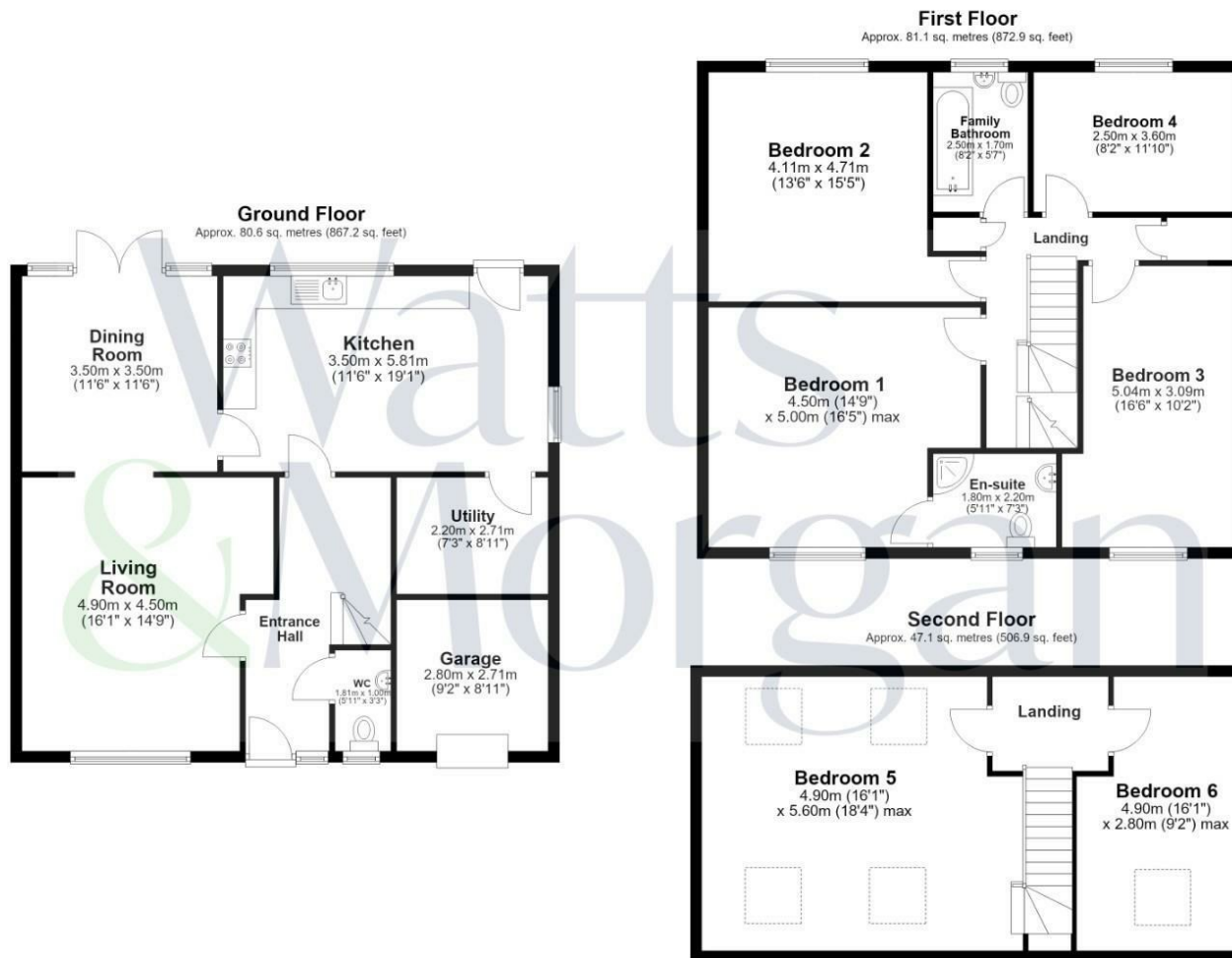
Approached off School House Close, No. 9 benefits from a private front driveway providing off-road parking for one vehicle, together with a front lawned area. Side gates to either side of the property provide convenient access to the rear garden.

The rear garden offers a good degree of space and features two separate lawned areas, complemented by patio and decking areas, providing ample room for outdoor seating and garden furniture.

### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'C'. Council Tax is Band 'F'.

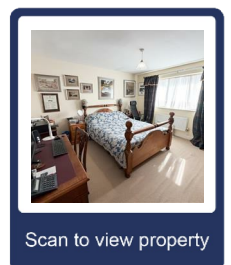




Total area: approx. 208.7 sq. metres (2246.9 sq. feet)



| 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>                            |         |           |
| (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 |         |           |
|                                             | 78      | 81        |
| 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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