



Church Bell Sound, offers in the region of £375,000

- Four Double Bedrooms with En-suite to Master
- Detached garage with additional parking and EV charging point.
- Separate Study/Home Office, Utility Room and W.C.
- Landscaped Low-Maintenance Rear Garden with Summer House
- Close to Schools, Shops & Bridgend Town Centre
- EPC Rating: C
- Council Tax Band: E



 4  2  2



About the property

Positioned within the desirable and conveniently located development of Church Bell Sounds, Cefn Glas, Ideally situated close to local schools, shops and amenities is this beautifully presented four-bedroom detached family home offers spacious and versatile living accommodation throughout.

Occupying a quiet position, the property benefits from attractive front and rear gardens, off-road parking for at least three vehicles, a detached single garage, and an EV charging point. The accommodation is centred around a welcoming entrance hallway. To the rear of the property, a generous lounge enjoys views over the garden and features French doors opening onto the outdoor entertaining space. A separate study provides the ideal environment for home working, while the impressive open-plan kitchen/dining room offers a fantastic family hub, complemented by a separate utility room and convenient ground floor cloakroom/WC.

To the first floor are four well-proportioned bedrooms and the family bathroom. The Master bedroom benefits from a private en-suite shower room.

Externally, the beautifully maintained rear garden surrounded by mature trees and established planting, has been thoughtfully designed for low-maintenance living, featuring patio and decking areas, the garden provides a private and peaceful setting. Further enhancing the outdoor space is a timber-framed summer house complete with power, offering a versatile space that could be used as a home office, gym, studio or workshop.





Accommodation

Entrance Hall

Lounge

15' x 10' 11" (4.57m x 3.33m)

Kitchen/Diner

22' 5" x 9' 5" (6.83m x 2.87m)

Utility

6' 2" x 6' (1.88m x 1.83m)

Study

7' 3" x 7' (2.21m x 2.13m)

W.C.

First Floor

Landing

Bedroom One

13' x 11' 3" (3.96m x 3.43m)

En-Suite

6' x 5' 11" (1.83m x 1.80m)

Bedroom Two

9' 7" x 8' 11" (2.92m x 2.72m)

Bedroom Three

9' 7" max x 8' 7" max (2.92m max x 2.62m max)

Bedroom Four

11' 1" x 9' 7" (3.38m x 2.92m)

Bathroom

7' 9" x 6' 2" (2.36m x 1.88m)

Outbuilding

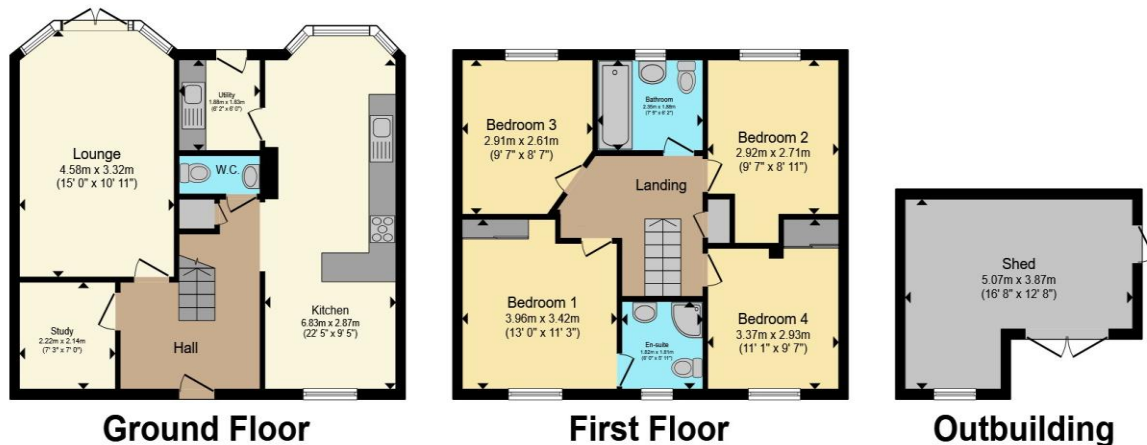
16' 8" x 12' 8" (5.08m x 3.86m)

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Floorplan



Total floor area 133.2 m² (1,434 sq.ft.) approx

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