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Leckwith Drive, Bridgend

£470,000

 **peter  
alan**

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## About the property

Situated within the highly sought-after Leckwith Drive development, this spacious detached executive family home occupies a generous corner plot within an exclusive and quiet cul-de-sac of just five individually designed properties. Positioned on the rear plot within the development, the property offers an excellent level of privacy whilst remaining conveniently located within easy reach of Bridgend town centre.

Beautifully presented throughout, the accommodation comprises a welcoming entrance hall, spacious lounge, ground floor cloakroom/W.C., an impressive open-plan kitchen/dining/family room spanning the full width of the rear of the property, and a separate utility room with side access.

To the first floor, a central landing leads to four well-proportioned double bedrooms, including a generous master bedroom with fitted wardrobes and a contemporary en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the property benefits from a substantial driveway providing off-road parking for several vehicles, together with a detached double garage. The attractive rear garden enjoys a private aspect and, due to the property's corner plot position, offers excellent outdoor space for families and entertaining.

Ideally located within close proximity to Bridgend town centre, the property is also conveniently positioned for access to local schools, shops, amenities and the M4 motorway, making it an excellent choice for commuters and growing families

## Accommodation

### Entrance Hall

A welcoming and well-presented entrance hall accessed via a composite uPVC front door with an obscured glazed side panel, allowing natural light to flood the space whilst maintaining privacy. The hall features stylish, high-gloss porcelain floor tiles that extend throughout, reflecting light beautifully and enhancing the sense of space. The durable finish is both practical and easy to maintain, making it ideal for everyday family living. A carpeted staircase rises to the first floor, with the hall providing access to the principal ground-floor accommodation. Finished in neutral décor, this bright and spacious entrance creates an excellent first impression of the home.

### W.C.

Fitted with a contemporary two-piece white suite comprising a low-level W.C. and wash hand basin set within a vanity unit providing useful storage beneath. A chrome heated towel rail adds both comfort and practicality, while the continuation of the high-gloss tiled flooring complements the modern finish. An obscure glazed window to the front elevation allows for natural light whilst maintaining privacy.

### Living Room

17' 9" x 11' 6" ( 5.41m x 3.51m )

A generously proportioned and inviting reception room accessed directly from the entrance hall. The room benefits from a large window to the front elevation, allowing an abundance of natural light to create a bright and welcoming atmosphere. Finished in neutral décor with fitted carpeting, the space offers ample





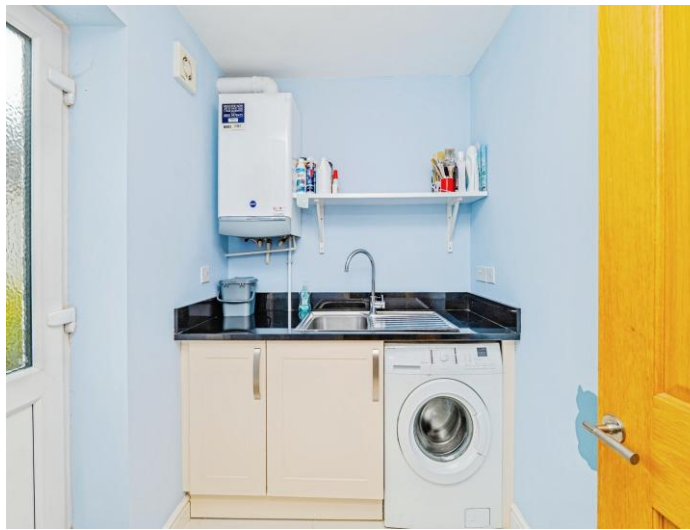
room for a range of living room furnishings and provides an ideal setting for both everyday family living and entertaining. The well-balanced layout enhances the sense of space, while the pleasant front outlook adds to the room's appeal.

### Kitchen/Diner/Family Room

24' 11" x 13' 1" ( 7.59m x 3.99m )

Occupying the full width of the rear of the property, this superb open-plan kitchen/dining/family room provides an outstanding space for modern family living and entertaining. Generous in size and beautifully presented throughout, the room enjoys an abundance of natural light from rear-facing windows and French doors that open directly onto the garden.

The contemporary kitchen is fitted with an extensive range of wall and base units complemented by granite work surfaces and matching upstands. Integrated appliances include an electric oven, dishwasher and fridge/freezer, together with a gas hob and stainless steel extractor canopy over. An inset 1½ bowl stainless steel sink with mixer tap is positioned beneath the rear-facing window, while the central breakfast island provides additional preparation space, storage and informal breakfast seating.



The dining and family areas offer ample space for both a dining table and lounge furniture, creating a versatile and sociable environment ideal for everyday living and entertaining alike. High-gloss porcelain tiled flooring extends throughout the room, enhancing the sense of light and space, whilst recessed ceiling spotlights provide a stylish contemporary finish.

A door leads through to the utility room, and a separate understairs storage cupboard offers excellent additional storage.

### Utility Room

8' 2" x 5' 7" ( 2.49m x 1.70m )

A practical and well-appointed utility room fitted with a range of base-level storage units surmounted by complementary work surfaces and matching splashbacks. Inset stainless steel sink and drainer with mixer tap. Space and plumbing for laundry appliances, together with wall-mounted shelving providing additional storage solutions. The room benefits from continuation of the tiled flooring from the kitchen and houses the wall-mounted boiler. An obscured glazed uPVC door provides useful side access to the property, making this an ideal everyday entrance and practical space for household tasks.

### W.C.



### First Floor

#### Landing

A central first-floor landing providing access to all bedrooms and the family bathroom. The landing features a continuation of the neutral décor and fitted carpeting, creating a bright and cohesive feel throughout the first floor. The staircase descends to the entrance hall below, with painted spindle balustrading and a timber handrail adding an attractive finishing touch. The landing also provides space for display furniture and serves as an excellent central hub connecting the accommodation.

#### Bedroom One

15' 1" plus door recess x 11' 6" ( 4.60m plus door recess x 3.51m )

A spacious Master bedroom enjoying a pleasant outlook through a window to the front elevation. The room offers ample space for a double bed and a range of additional bedroom furnishings, whilst neutral décor and fitted carpeting create a comfortable and relaxing environment. A range of built-in wardrobes with mirrored sliding doors provides excellent storage and enhances the sense of space and light within the room. A door leads directly to the en-suite shower room, completing this well-appointed Master suite.



## En-Suite

9' 6" x 3' 3" ( 2.90m x 0.99m )

A stylish and contemporary en-suite comprising a three-piece suite including a low-level W.C., wash hand basin set within a vanity unit providing useful storage, and a generously sized walk-in shower enclosure with glazed screen and fitted rainfall shower. Modern wall tiling to the shower area complements the neutral décor. An obscure glazed window to the side elevation provides natural light and ventilation whilst maintaining privacy, completing this well-appointed en-suite facility.

## Bedroom Two

12' 6" x 9' 2" ( 3.81m x 2.79m )

A spacious double bedroom enjoying a pleasant outlook through a window to the front elevation. The room is well presented with neutral décor and fitted carpeting, creating a bright and comfortable setting. A range of built-in wardrobes with mirrored sliding doors provides excellent storage whilst enhancing the feeling of light and space.

## Bedroom Three

11' 10" x 9' 6" ( 3.61m x 2.90m )

A well-proportioned double bedroom positioned to the rear of the property and enjoying pleasant views over



the garden through a window to the rear elevation. Beautifully presented with neutral décor and fitted carpeting, the room offers generous space for a double bed along with additional bedroom furniture. Bright and airy throughout, this versatile room would be equally suited as a bedroom, guest room or home office, depending on individual requirements.

## Bedroom Four

9' 2" x 8' 10" ( 2.79m x 2.69m )

A well-proportioned bedroom enjoying a pleasant outlook through a window to the rear elevation. The room is attractively presented with neutral décor and fitted carpeting, creating a bright and versatile space. Offering ample room for a bed and additional furniture, this bedroom is ideally suited for use as a child's room, guest bedroom, home office or study. The rear-facing position provides an attractive outlook and a peaceful setting within the home.

## Bathroom

12' 6" x 5' 7" ( 3.81m x 1.70m )

A spacious and well-appointed family bathroom fitted with a contemporary three-piece suite comprising a panelled bath with shower and glazed screen over, a low-level W.C. and a wash hand basin set within a vanity unit providing useful storage. The room is finished with attractive wall tiling to the bathing area,



complemented by stylish high-gloss tiled flooring and recessed ceiling spotlights.

An obscure glazed window to the side elevation provides natural light and ventilation whilst maintaining privacy. The bathroom also benefits from a useful built-in storage/airing cupboard, offering excellent additional space for towels, linen and household essentials. Neutral décor completes this modern and practical family bathroom.

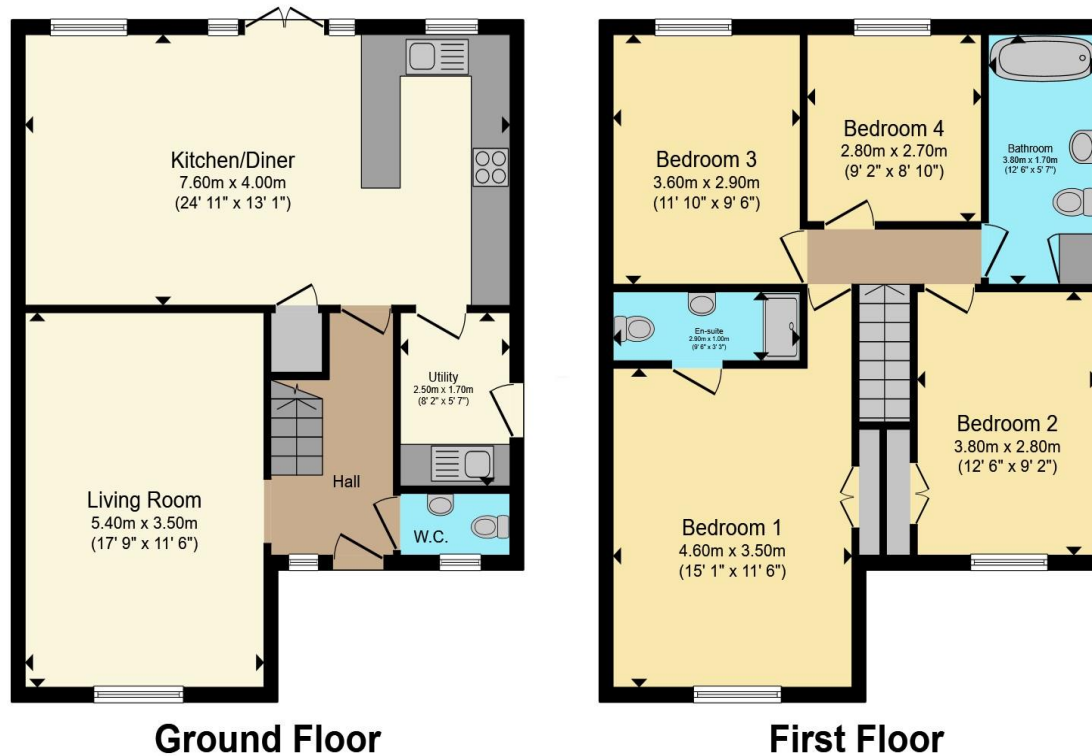
## Agent Note

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Total floor area 126.6 m<sup>2</sup> (1,363 sq.ft.) approx

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