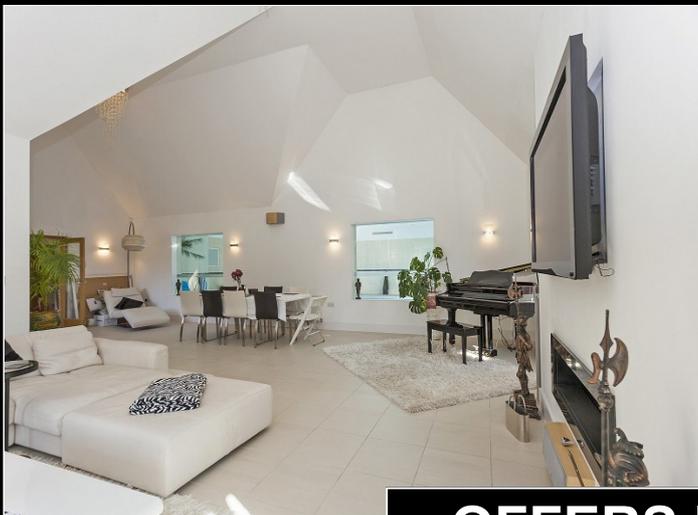




**KENSINGTON DRIVE, BRIDGEND, CF31 4QS**



**OFFERS IN REGION  
OF £850,000**

# Passionate about Property



**A**gentPro are delighted to offer this demonstration home for sale. Situated in beautiful Bridgend the property has 3 double bedrooms, modern kitchen and a cinema room. The property also has a heating indoor pool with views over the expensive garden. Viewing is highly recommended for this property.

**Hall**  
(12' 0" x 5' 06" ) or (3.66m x 1.68m)

Wood panel and leaded light stained glass glazed inset opening to the reception hall, radiator to one side, useful understairs recess cloaks area which is also where the gas and electric meters are located, stairs rise to first floor accommodation.

**Kitchen**  
(30' 0" x 20' 0" ) or (9.14m x 6.10m)

Well fitted with units on three sides, with plenty of worktop space, part tiled surrounds, power points, plumbing/provision for dishwasher, single drainer single bowl sink unit with mixer tap, wall mounted cupboards, tiled flooring, double glazed window to rear elevation, ceiling downlighters...

**Dining Room**  
(14' 0" x 16' 0" ) or (4.27m x 4.88m)

Has double glazed double doors giving access on to the patio decking and garden, tiled flooring, double panel radiator, ceiling downlighters, multi paned double doors provide access to lounge.

**Utility Room**  
(5' 09" x 6' 0" ) or (1.75m x 1.83m)

Base for utilities, plumbing/provision for automatic washing machine, fitted worktop with cupboard beneath, double glazed window to rear elevation, tiled flooring, power points, door to:

**Cloakroom**  
(5' 07" x 2' 03" ) or (1.70m x 0.69m)

Comprising a close coupled wc, corner wash hand basin with twin taps and tiled surrounds, wall mounted gas boiler serving central heating and domestic hot water supply, tiled flooring, double glazed replacement window to side elevation.

**Living Room**  
(15' 0" x 18' 0" ) or (4.57m x 5.49m)

Bay to front elevation with double glazed replacement windows, double panel radiator to one side, power points, "focal point" fireplace with over mantel and hearth, multi paned double doors provide access to kitchen dining room.

## PROPERTY FEATURES

- Grand Entrance Hall
- 4 Double Bedrooms
- Master Bedroom with En-Suite
- Kitchen / Breakfast Room
- Garages and Parking Space
- Indoor Leisure Facilities
- Cinema Room
- Living Room
- Self Contained Studio
- No Onward Chain

# Passionate about Property



## **Bedroom 1** **(10' 0" x 8' 0" ) or (3.05m x 2.44m)**

Double glazed replacement window to front elevation, radiator beneath, power points, fitted arrangement of wardrobe cupboard space.

## **Bedroom 2** **(7' 0" x 12' 0" ) or (2.13m x 3.66m)**

Double glazed replacement window to rear elevation with aspect of gardens, radiator beneath, part panelled walls, power points, fitted wardrobe cupboard space.

## **Bathroom** **(8' 0" x 11' 0" ) or (2.44m x 3.35m)**

A 3 piece suite comprising a panel enclosed bath, chrome mixer tap, independent electric shower with fittings, pedestal with wash hand basin and chrome mixer tap, low flush wc, fully tiled walls, upright chrome ladder style radiator towel rail, double glazed replacement window on two sides, extractor fan (not tested), ceiling downlighters.

## **Outside** **(36' 0" x 40' 0" ) or (10.97m x 12.19m)**

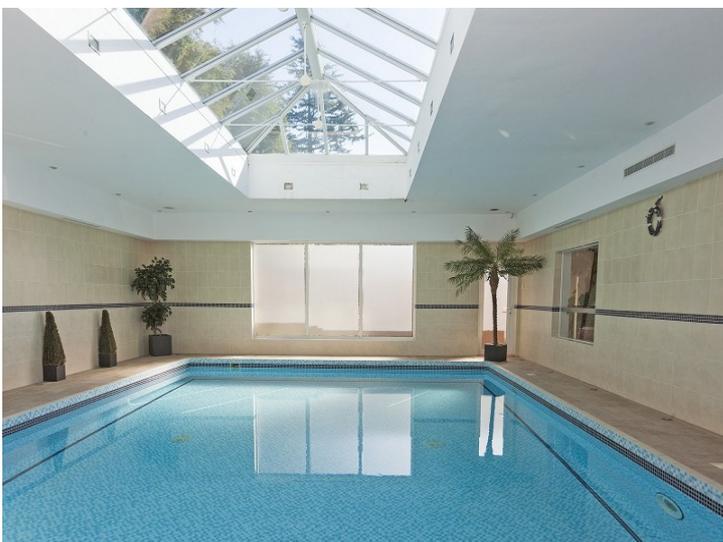
Has a depth of approximately 44ft to the games room from the kitchen back door where there is a useful cupboard area (easily incorporated into the main accommodation subject to planning conditions) with access to an outside utility/cloakroom W.C. Pedestrian access to the side, remainder of the plot is laid to patio and lawn with a raised brick border to one side, exterior power points and cold water mains tap. There is a pathway leading to:-

## **Games Room** **(18' 0" x 12' 0" ) or (5.49m x 3.66m)**

Fully Soundproofed Chill out Cinema Room with Built in Cinema chairs so you get the full effect.

## **Swimming Pool** **(20' 0" x 25' 0" ) or (6.10m x 7.62m)**

A luxurious area of the property. It's own heated indoor swimming pool.



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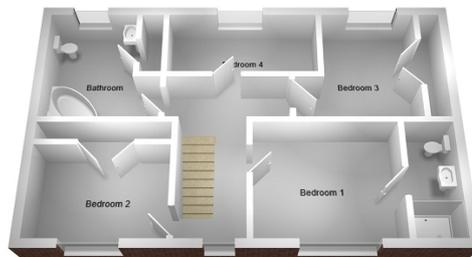


## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



For illustrative purposes only.  
Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property.  
All measurements are approximate and not to scale.



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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

