



**Kensington Drive, Bridgend, CF31 4QS**



Grand Entrance Hall  
Master Bedroom with En-Suite  
Garages and Parking Space  
Cinema Room

4 Double Bedrooms  
Kitchen / Breakfast Room  
Indoor Leisure Facilities  
Living Room

Offers In Region Of £850,000

## Property Description

AgentPro are delighted to offer this demonstration home for sale. Situated in Bridgend the property has 4 double bedrooms, modern kitchen and a cinema room. The property also has a heating indoor pool. Viewing is highly recommended for this property. The house also benefits from a spectacular double volume entrance hall, panelled study, grand double reception room and two large dining rooms. Additionally there is a cinema room, a particularly beautiful indoor swimming pool, garaging for 5 cars, and off street parking for another 3 to 4 cars. The master bedroom suite benefits from far reaching views across Bridgend as well as his and hers dressing rooms and bathrooms. There are 4 further principal bedrooms, 3 further bathroom (all en-suite). Additionally there is a separate staff flat to the lower ground floor. The garden is large (over 100' wide and deep) level and mostly laid to lawn with an outdoor swimming pool and summer house.

### Entrance

Panel and glazed entrance door with feature leaded light stained glass casement opening to:-

### 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, part glazed and wood panel door provides access to outer lobby, 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.

### Rear Entrance Hall (2' 10" x 6' 0" ) or (0.86m x 1.83m)

Tiled floor, glazed ceiling, doors either side provide access to the front of the house and rear garden, open plan to:

### 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.

### Landing (7' 03" x 5' 09" ) or (2.21m x 1.75m)

Double glazed replacement window to side elevation, panel doors provide access to each first floor room, large hatch to loft space.

### 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.

### En Suite (7' 0" x 7' 0" ) or (2.13m x 2.13m)

En-suite to Master Bedroom. Including a Separate Shower Unit.

### 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:-

### Double Garage (26' 0" x 30' 0" ) or (7.92m x 9.14m)

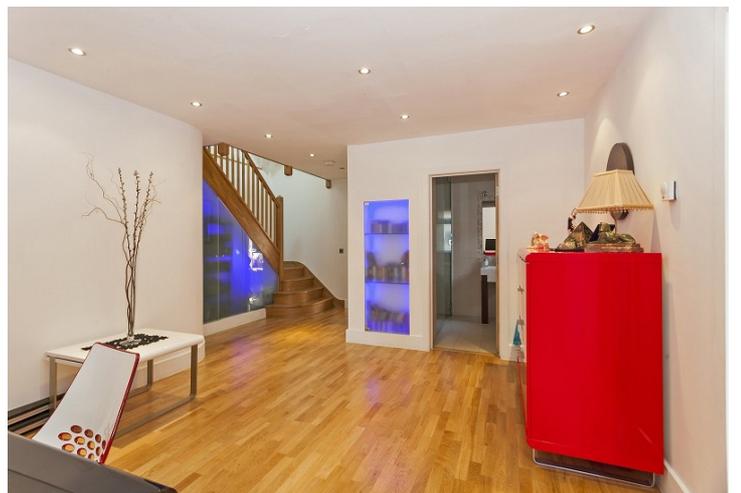
A fantastic size garage which can be converted into a little annex. Currently enough parking for 5 Cars with plenty of storage space.

### 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.

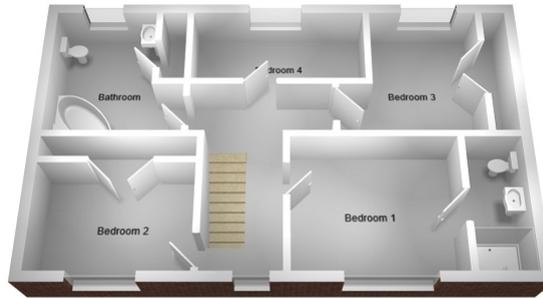
### Swimming Pool (20' 0" x 25' 0" ) or (6.10m x 7.62m)

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





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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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>			(92+) <b>A</b>		
(81-91) <b>B</b>		90	(81-91) <b>B</b>		87
(69-80) <b>C</b>			(69-80) <b>C</b>	79	
(55-68) <b>D</b>	67		(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

