



£400,000

22 Heol Corswigen

Detached House | 4 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- An immaculately presented, four bedroom detached family home
- Conveniently located close to Cardiff and the M4 Motorway
- Open plan kitchen & family room with bi-fold doors leading to the garden
- En-suite master bedroom
- Off-road parking
- Quiet location

Property Description

Botham Williams is excited to present this beautiful detached four-bedroom home. Situated on the Pencoedtre estate, this exquisite property offers quick access to link roads and the M4 corridor. The home has undergone significant enhancements and features a welcoming entrance hall, a convenient WC/cloaks, a spacious lounge, a study, a utility room and an expansive kitchen/breakfast/family room with aluminium bi-fold doors that include built-in blinds, creating a seamless indoor-outdoor living experience.

Main Particulars

On the first floor, you'll find four comfortable and well-appointed bedrooms, a modern family bathroom with quality fixtures, and a private en suite for the master bedroom.

Externally, the property offers a driveway that accommodates multiple vehicles. The rear garden is meticulously landscaped with multi-level patios, perfect for outdoor enjoyment. This home is a perfect blend of comfort, style, and convenience, making it an ideal choice for discerning buyers. Don't miss this exceptional opportunity!

Entrance Hall – Enter through a double-glazed front door into a welcoming hallway. Features ceramic tile flooring and access to the W.C. and Lounge.

W.C. – Includes a double-glazed opaque window to the front, a closed cistern W.C., and a wash hand basin with vanity unit. Ceramic tile splashback and a radiator complete the space.

Lounge – 4.72m x 4.47m

Bright and spacious with a double-glazed window to the front. Features Quick Step flooring, a wood burner, and bespoke under-stairs storage. Carpeted stairs lead to the first floor. Doors open to the Kitchen and Sitting Room.

Kitchen/Diner/Sitting Room – 7.26m x 5.46m

Kitchen Area: Luxury fitted with a variety of base and wall units complemented by rolled edge laminated work surfaces incorporating a sink and drainer with mixer taps. Integrated appliances include a washing machine, dishwasher, wine fridge, and fridge freezer. Cooking facilities feature a five-burner gas hob, double oven, and microwave. Includes a breakfast bar matching the work surfaces, underfloor heating, and ceramic tiling to splashback areas. A double-glazed window overlooks the rear.

Living Area: Bi-folding double-glazed doors lead to the rear garden, offering seamless indoor/outdoor living. Flooring continues throughout.

Dining Area: Ample space for a dining table and chairs with consistent flooring.

Utility Room

Features bespoke units with work surfaces, space for additional appliances, and houses a wall-mounted gas combination central heating boiler.

Sitting Room/Office – 3.53m x 2.29m

Includes a double-glazed window to the front, radiator, and continuation of the flooring.

First Floor Accommodation

Carpeted stairs lead to the first-floor landing with doors to all bedrooms and the airing cupboard. Fitted carpet throughout and access to loft space.

Bedroom One – 4.22m x 3.81m

A spacious double bedroom featuring two double-glazed windows to the front, fitted carpet, and built-in bedroom furniture, including wardrobes, drawers, and a dressing table. Radiator. Door to:

En Suite – Features a closed cistern W.C., wash hand basin with vanity, and a glazed shower enclosure with shower in situ. Finished with ceramic tile flooring and a heated towel rail.

Bedroom Two – 3.30m x 2.82m

Includes a double-glazed window to the front, radiator, fitted carpet, and built-in wardrobes.

Bedroom Three – 3.35m x 2.74m

Overlooking the rear via a double-glazed window, this room includes a radiator, fitted carpet, and built-in wardrobes.

Bedroom Four – 3.18m x 2.24m

Includes a double-glazed window to the rear, radiator, and fitted carpet.

Family Bathroom

Comprises a panelled bath with shower over, closed cistern W.C., and wash hand basin with vanity unit. Features laminate flooring, a double-glazed opaque window to the rear, and a heated chrome towel rail.

OutsideFront: Driveway providing ample off-road parking.

Side: Gated side access to the rear.

Rear: Enclosed south-facing garden laid to paving and artificial lawn. Includes a storage shed with light and power, plus steps leading to an elevated lawn area featuring a hot tub, which can be negotiated to remain if desired.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright ©

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