



Llwyn Celyn Pant Y Pwllau

Coity, Bridgend, CF35 6BP

£3,000 Per Calendar Month

HARRIS & BIRT



Welcome to this stunning detached house located in the picturesque area of Pant Y Pwllau, Coity. A peaceful, safe and rural area surrounded by green common land, where you will find livestock at your gate. The property is a five minute drive away from McArthurGlen Designer outlet stores and the M4 which provides easy access to Cardiff and Swansea and it is a short drive away from stunning beaches, golf courses and cycle paths. It is also a short drive away from the magnificent Principality Stadium.

This property boasts a spacious layout with one reception room with different zones, perfect for entertaining guests or simply relaxing with your family. With four bedrooms and three bathrooms, there is ample space for everyone to enjoy their own privacy and comfort.

Whether you're looking to host gatherings, work from home in a peaceful environment, or simply unwind in a serene setting, this property has it all. The surrounding area provides a perfect blend of nature and convenience, with local amenities just a stone's throw away.

Offered fully furnished at £3000 pcm. Deposit £3100. EPC rating E and Council Tax Band E



Acommodation

Ground Floor

Kitchen/Dining Room 21'10" x 20'10" (6.65m x 6.35m)

Impressive kitchen diner fitted with a comprehensive range of matching wall and base units in hi gloss grey with handleless doors. Smeg 7 ring range cooker with Range master extractor hood over. Integral fridge freezer, Beko washing machine and Beko dishwasher. Tiled splashbacks and wooden worktops. Large central island with integral microwave. 15 recessed spotlights plus light fitting over breakfast bar/island. Two windows to front aspect plus three windows to rear aspect. Double glazed bi folding doors leading to outside. Space for wine cooler. Single stainless steel sink and drainer unit with mixer tap. Large flagstone tiles to floor

Utility Room

Useful utility area with " Twyfords" Belfast sink and chrome mixer tap. Wall and base units in hi gloss grey with handleless doors to match the kitchen. Window to rear. Five recessed spotlights. Radiator. Large flagstone tiles to floor

Cloaks/WC 8'11 x 7'9" (2.72m x 2.36m)

Fully tiled walls and floor. Low level flush wc in white with chrome fittings and wall hung basin housed in vanity unit. Chrome towel rail. Large wall mounted mirror with light. Two recessed spotlights

Living Area 23'10" x 13'6" (7.26m x 4.11m)

Large open plan living area separated with staircase. Large flagstone tiles to floor. Two log burners plus two radiators. Two windows to front aspect.

Front Porch 4'11" x 4'6" (1.50m x 1.37m)

Windows to either side. Large flagstone tiled floor. Pendant ceiling light.

Study 15'4" x 7'9" (4.67m x 2.36m)

Accessed from the main living area. Gable door leading to rear garden plus windows to side and rear. Radiator. Storage cupboard. Eight recessed ceiling spotlights

First Floor

Landing 17'6" x 7'6" (5.33m x 2.29m)

Access to all rooms. Two pendant light fittings.

Main Bedroom 10'11" x 13'5" (3.33m x 4.09m)

Window to front. Radiator. Pendant ceiling light. Open square arch into dressing room area with a range of fitted wardrobes, loft access, wooden floor and six recessed ceiling spotlights.

En Suite 6'10" x 7'7" (2.08m x 2.31m)

Accessed via walk in wardrobe (8'1" x 7'7") with wall to wall of fitted wardrobes. Fully tiled walls and floor. Opaque glazed window to rear. Six recessed ceiling spotlights. Low level flush wc in white with chrome fittings, wall hung basin housed in vanity unit, large wall mounted mirror with light, shower cubicle with glass enclosure and rain head shower. Chrome towel radiator

Bedroom Two 12'9" x 10'1" (3.89m x 3.07m)

Window to front. Radiator. Pendant ceiling light. Handy recessed area ideal for hanging extra storage

Bedroom Three 11'11" x 10'9" (3.63m x 3.28m)

Window to front. Radiator. Pendant ceiling light

Bedroom Four 11'11" x 10'9" (3.63m x 3.28m)

Window to rear. Radiator. Pendant ceiling light

Family Bathroom 8'10" x 7'7" (2.69m x 2.31m)

Fully tiled walls and floor. Opaque glazed window to rear. Six recessed ceiling spotlights. Low level flush wc in white with chrome fittings, wall hung basin housed in vanity unit, large wall mounted mirror with light, shower cubicle with glass enclosure and rain head shower. Chrome towel radiator. Bath with chrome mixer tap

Outside

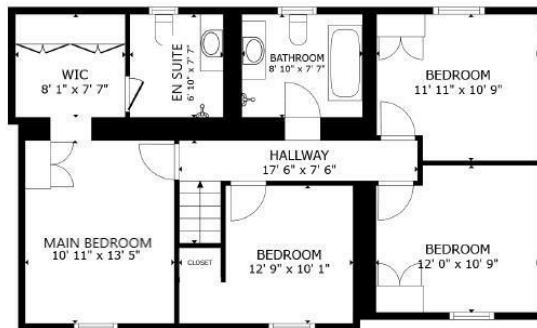
The property is set within Coity Common and has greenery surrounding it. The plot itself has a large parcel of lawned area with an area of slate patio which is ideal for al fresco dining. The property is kept private via close boarded hedges to the side and has off road parking available for multiple vehicles.







GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
 FLOOR 1 1,060 sq.ft. FLOOR 2 846 sq.ft.
 TOTAL : 1,906 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	74

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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