



Llwyn Celyn Pant Y Pwllau

Coity, Nr Bridgend, CF35 6BP

Price £725,000

HARRIS & BIRT



A wonderfully presented, high specification, detached house located in the picturesque area of Pant Y Pwllau, Coity. The immaculately presented accommodation briefly comprises: entrance porch, living room, kitchen/dining room, utility room and family room to the ground floor. First floor offers master bedroom with dressing room and en suite, a further three double bedrooms and a family bathroom. There is ample driveway parking to the front with lawned gardens to front and side and patio laid al-fresco dining space.

Coity is a small village in Bridgend County and is home to one of the most infamous castles in Welsh history. It is one of the best preserved castles in Glamorgan and was built c. 1100 by Payn Turbeville. Major road networks including the A48 and M4 corridor are close at hand with a short drive into Bridgend and Cowbridge and all they have to offer including shops, restaurants, schooling and public transport links. McArthurGlen Designer Outlet is 5 minutes away by car.

- Detached Property
- High Specification
- Semi-Rural Location
- Easy Access to M4 Corridor
- Four Double Bedrooms
- Attractive & Sizeable Gardens
- Open Plan Family Living
- EPC: E

Acommodation

Ground Floor

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

Dual aspect windows. Flagstone tiled floor. Pendant ceiling light.

Living Room 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.

Kitchen/Dining Room 21'1 x 20'10 (6.43m x 6.35m)

Impressive kitchen/dining room fitted with a comprehensive range of matching wall and base units in high gloss grey with handleless doors. Smeg seven ring range cooker with Rangemaster 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 "Twyford" Belfast sink and chrome mixer tap. Wall and base units in high gloss grey with handleless doors to match the kitchen. Window to rear. Five recessed spotlights. Radiator. Large flagstone tiles to floor.

Cloakroom/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.

Study

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.

Master Suite Bedroom One 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 floorboards. Recessed ceiling spotlights.

Master Suite Bathroom One 6'10 x 7'7 (2.08m 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.

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 12'0 x 10'9 (3.66m 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.

Services

LPG central heating. Mains electric and water. Septic Tank drainage.

Directions

What3Words: ///tall.smiles.await

As you come into Coity with the Castle of your left, travel up Heol West Plas, take a left up Heol Yr Ysgol, which becomes Heol Byeastwood, and then becomes Heol Las, then take a left onto Pant Y Pwllau, the property is on your right hand side.



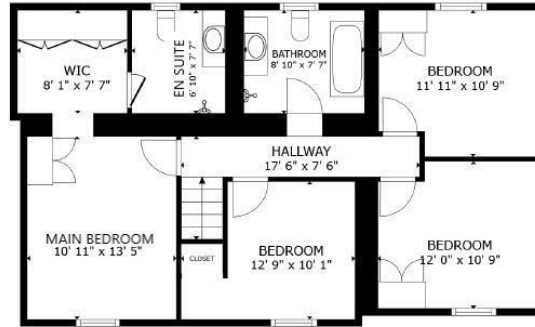








GROUND FLOOR



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

Chartered Surveyors, Land and Estate Agents

Cowbridge
 65 High Street, Cowbridge, CF71 7AF
 01446 771777 cowbridge@harrisbirt.co.uk

Cardiff
 359 Caerphilly Road, Cardiff, CF14 4QF
 02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

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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	

